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To All Members of the Planning and Development Committee: Cllrs Dave Biddleston, David Brassington, Deb Cooper, Clive Fricker (Chair), Alan Greenfield, Brian Simmons and Jonathan Wallcroft.

c.c. All other Councillors

Dear Councillor

You are invited to a meeting of the **PLANNING & DEVELOPMENT COMMITTEE** on **Monday 25th April 2022** commencing at 7.30pm in the Baptist Church, High Street, Keynsham

Signed on 18th April 2022

Dawn Drury

By Dawn Drury, Town Clerk

EMERGENCY EVACUATION PROCEDURE

Procedures will be presented at the start of the meeting.

Arrangements are in place for the safe evacuation of disabled people.

THIS MEETING MAY BE FILMED OR RECORDED (PLEASE REFER TO THE TOWN COUNCIL'S PROTOCOL ON THE FILMING AND RECORDING OF LOCAL COUNCIL AND COMMITTEE MEETINGS (adopted August 2014).

PLANNING & DEVELOPMENT COMMITTEE AGENDA

1. APOLOGIES FOR ABSENCE

To receive apologies for absence.

2. DECLARATIONS OF INTEREST

To receive any Declarations of Interest under Keynsham Town Council's Code of Conduct (adopted on 16th April 2019) issued in accordance with the Localism Act 2011 and The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012, SI No. 1464 and as per Standing Order 3(v).

3. DISPENSATIONS

In accordance with Standing Order 13, to consider any requests for dispensations (for disclosable pecuniary interests) prior to the item(s) being discussed, that Members may only become aware of during the meeting itself and to receive any disclosures of decisions as per item 7 of Keynsham Town Council's Dispensations Policy and Procedure Guide.

RECOMMENDATION:

To receive requests for dispensations (for disclosable pecuniary interests) prior to an individual item(s) being discussed, that Members may only become aware of during the meeting itself.

4. RECORD OF PREVIOUS MEETINGS

RECOMMENDATION:

That the Minutes of the Planning & Development Committee meeting held on Monday 28th March 2022 (previously circulated) be confirmed as a true record and signed by the Chairman.

5. PUBLIC PARTICIPATION

In accordance with Standing Order 3(e), Members of the Public will have the opportunity to ask the Chairman any question concerning, or make observations upon, the business of the Council, at the start of the meeting, provided notice of the question along with the name and address of the member of public has been given to the Town Clerk at least four clear days before the meeting where possible, and in any case to the Chairman before the meeting. This also applies to all Committees of the Council.

RECOMMENDATION:

That the Chairman respond to any questions/observations. If the matter is not already tabled on the Agenda, the Council may move a motion to refer the matter to be itemised on the agenda of a successive meeting, but it cannot make any decisions on any matters raised at this meeting unless considered under a further item on this particular Agenda.

6. QUESTIONS ON NOTICE BY MEMBERS

In accordance with Standing Order 3(e) (iv) a Member may ask the Chairman any question concerning the business of the Council, provided that notice of the question has been given to the Town Clerk at least 4 clear days before the meeting where possible, and in any case to the Chairman before the meeting. The Chairman must rule out of order any statement that is not a question, and no question should lead to or result in a resolution with financial or staffing considerations. The options available to the Chairman in respect of a response include deferring the matter to a future Committee, providing an answer verbally at the meeting or providing an answer in writing.

7. SITE VISITS

To determine whether the Committee would wish to undertake site visits in relation to any of the planning applications listed below; if so, to adjourn the meeting for a specified period of time so as to undertake site visits, in accordance with Standing Order 10 (xvi).

8. CONSULTATION ON PLANNING APPLICATIONS

- 8.1 22/01109/FUL – Flat 6, Victoria House, Dapps Hill
Provision of new UPVC windows to Flat 6.
- 8.2 22/01229/FUL – 24 Handel Road
Erection of single storey side extension.
- 8.3 22/01238/FUL – 45 Manor Road
Erection of a single storey rear extension. Alterations to existing front dormer to replace flat roof with hipped roof.
- 8.4 22/01286/OUT – 4 Monmouth Road
Outline application for erection of 2 bedroom attached dwelling.
- 8.5 22/01228/OUT – Treetops Nursing Home, St Clement's Road
Outline planning application (with landscaping reserved) for demolition of existing care home and erection of a three storey building comprising 30 no. self-contained flats (Use Class C3).
- 8.6 22/00235/FUL – 6 Summerleaze
Erection of two storey side extension.
- 8.7 22/01426/FUL – Grafton Jones Tax Advisors, The Cottage, 2 Temple Street
Change of use from Use Class C3 and A2 to combined Use Class C3.
- 8.8 22/01291/FUL – 7 Tennyson Close
Erection of single storey rear extension.

- 8.9 22/01302/FUL – 7 Waveney Road
Erection of porch to front elevation.

TREWORKS NOTIFICATIONS

- 8.10 22/1244/TPO – Devonport House, Durley Park
Coppice mixed species to ground level as shown on map attached to allow light into the rear garden of site.

9. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

Notification of the following decisions that have been received.

PERMITTED

- 9.1 22/00379/FUL – 2 Avon Road
Alterations to existing garden room to form garden room and utility room including replacement of pitched roof with flat roof and next external wall. (Support).
- 9.2 21/05364/FUL – 16 Broadlands Avenue
Erection of front, side and rear extension. Provision of attic conversion and garden room. (Object).
- 9.3 22/00279/FUL – Flat 3, Helena Court, Dapps Hill
Replacement of windows. (Support).
- 9.4 22/00493/FUL – 5A Farleigh Road
Removal of existing and installation of new rendered wall insulation at 5-11 Farleigh Road, 22-28 Warwick Road and 30-52 Warwick Road. (Support).
- 9.5 22/00919/FUL – 6 Milward Road
Demolition of existing garage and rear annexe. Erection of a two storey and single storey rear extension and rebuilding of retaining wall to boundary. Alterations to drive entrance to increase width with extended drop kerb. (Support).
- 9.6 22/00619/FUL – 39 St Francis Road
Erection of single storey side and rear extensions to replace existing conservatory, single storey rear extension and garage. (No plans – no comment).
- 9.7 21/04507/FUL – Proposed Café, 223 Trajectus Way
Erection of 4 no. dwellings (Use Class C3) and associated works. (Object).

- 10. APPEAL COSTS DECISION – APPEAL REF: APP/F0114/W/21/3281221 – UNREGISTERED UNITS 1 – 4 OLD STATION YEARD, AVON MILL LAND, KEYNSHAM BS31 2UG (Attached)**

'Erection of 3no. acoustic barriers; permission to allow the filling of concrete mixing vehicles between 6:30am and 5:30pm (Monday-Friday) 8:00am-1:00pm Saturday and 7:30am-5:30pm (Bank Holidays); permission to allow other specified operations at the site between 7:30am and 6:30pm (Monday-Friday) and 8:00am and 1:00pm (Saturday) and 7:30am-5:30pm (Bank Holidays); and permission to store materials in external yard area (re-submission of planning application 20/02008/FUL).'

The Appellant's application for an award of costs was **refused**. The decision is attached.

11. ITEMS DECISION

(i) BATH & NORTH EAST SOMERSET LOCAL PLAN PARTIAL UPDATE - EXAMINATION ARRANGEMENTS (Supporting papers attached)

Email received 14.03.2022

Dear Sir / Madam,

Further to representations submitted in respect of the Bath & North East Somerset Local Plan Partial Update (LPPU), I email to inform you that the Secretary of State has appointed Planning Inspector Philip Lewis BA(Hols) MA MRTPI to conduct an Examination into the soundness and legal compliance of the LPPU.

I will act as Programme Officer for the Examination and will be responsible for assisting the Inspector with the administrative and procedural aspects of the Examination process. I am not an Officer of the Council and have not been involved in the preparation of the LPPU. I will be your primary point of contact for any queries you may have throughout the Examination process.

Hearing sessions, which are part of the overall Examination of the Plan, will commence at **09.30am on Tuesday 21st June 2022 within the Elwin Room of the Bath Royal Literary & Scientific Institute, 16 - 18 Queen Square, Bath, BA1 2HN. The Hearings will continue for a second week and will reconvene at 09.30am on the 5th of July 2022 within the Brunswick Room of The Guildhall, High Street, Bath, BA1 5AW.**

Attached to this email are copies of the Inspector's Guidance Note, Matters, Issues and Questions and a provisional programme for the hearing discussions. The Guidance Note will help to explain many of the procedural and administrative aspects of the Examination.

A website for the Examination has been established and will be regularly updated throughout the process:

<https://beta.bathnes.gov.uk/local-plan-partial-update-lppu-public-examination>

As a representor, you have three options available to you during the Examination:

1. If you are content to rely on your original comments and do not intend to provide any further written comments or participate in the hearing discussions there is no need for you to do anything further. The Inspector will take your submitted comments into consideration when preparing his report in so far as they relate to soundness and legal compliance considerations.
2. If, having considered the Inspector's Matters, Issues and Questions you feel you would like to submit further written comments but do not wish to participate in the hearing sessions, you may do so. Instructions on the form and submission of Hearing Statements can be found in the Guidance Note. The submission of Hearing Statements must specifically focus upon the relevant Matters and Questions the Inspector has identified in accordance with your original representations. Unless specifically requested, the Inspector will not accept further material beyond his intended Matters for discussion or in relation to elements of the Plan that you have not commented upon previously. The deadline for submission of Written Statements is **5pm on Monday 6th June 2022**.
3. Should you wish to participate in a specific hearing session, please let me know by **5pm on Friday 6th May 2022**, after which time the participants and Programme will be finalised ahead of the hearings. Representors requesting to speak during the hearing sessions are also welcome to supply Hearings Statements should they wish to do so, in accordance with the guidance and deadline.

If you have any queries at this stage please do not hesitate to contact me and I shall be happy to assist.

Regards

Ian Kemp
Programme Officer

RECOMMENDED:

- (i) *To receive and note.*
- (ii) *To decide if any additional comments should be submitted.*

12. ITEMS FOR INFORMATION

20/02763/OUT - Land Parcel 0005, Bath Road, Keynsham

Email from Case officer (Chris Griggs-Trevarthen) dated 14th April 2022

The above application has been referred to the chair/vice chair of B&NES Planning Committee in accordance with the scheme of delegation. They have decided that the application should be determined by Committee and not delegated to officers.

13. LIST OF OUTSTANDING PLANNING APPLICATIONS (SEE PAGES 8 – 11).

14. DATE OF NEXT MEETING

RECOMMENDATION:

That the next scheduled meeting of this Committee will be held in the **Baptist Church, High Street, Keynsham on Monday 23rd May 2022 at 7.30 p.m.**

PLANNING APPLICATIONS UNDETERMINED BY BATH & NORTH EAST SOMERSET COUNCIL FOR A PERIOD OF 8 WEEKS OR LONGER as of 20.04.2022

NOTE: 8 WEEKS FOR MINOR APPLICATIONS AND 13 WEEKS FOR MAJOR APPLICATIONS

20/02673/OUT - Land Parcel 0005 Bath Road

Residential and related development comprising approximately 213 dwellings replacement sports pitch to facilitate expanded primary school, means of access thereto, associated open space, landscaping, access roads, footways/cycleways and infrastructure works. Update requested from Tessa Hampden (case officer) on 22.10.2020. Update requested from case officer on 19.01.2021. Update requested from the case officer Tessa Hampden on 06.05.2021.

10.08.2021 – Target decision date - 16.02.2021 – update requested from Case Officer. The Case Officer has reported that there are ongoing negotiations on this in particular application with regards to the impact upon the highway network and ecology.

18.01.2022 – Revised drawings submitted 12.11.2021 – Highways & Ecology reports submitted December 2021

20/03152/FUL - Development site next to Somerdale Pavilion Trajectus Way

Erection of 44 no. Extra care units (Use Class C2) and ancillary works including landscaping. Update requested from Chris Griggs-Trevarthen (case officer) on 05.01.2021. Update requested from case officer on 19.01.2021. Update from the case officer received on 25th January 2021 – B&NES have just received some revised plans which are available to view on the website. Update requested from the case officer Chris Griggs-Trevarthen on 06.05.2021.

10.08.2021 – Target decision date – 07/05/2021 – update requested from Case Officer. The Case officer is awaiting some further landscape information from the applicant. He is hoping this will be received soon. He hopes to be in a position to make a recommendation by the end of the month.

08.10.2021 Email received stating that this application will be heard by the B&NES Planning Committee on 20th October 2021.

18.01.2022 – Full B&NES Committee Report dated 13.10.2021 Case officer contact regarded the decision. The case officer has reported that there was a committee resolution to approve, but B&NES are still negotiating the s106 agreement which will need to be signed before any planning permission is issued.

21/00419/EFUL - Resourceful Earth Limited

Development of an Anaerobic Digester Facility (including retention of the existing Feedstock Reception Building, Digester Tank (x5), Storage tank, CHP engine (x4) Transformer, GRP Substation, GRP Technical room (x5) and Gas Equipment) to produce both gas and electricity

for injection into the local grid networks, alongside the restoration of the former Queen Charlton Quarry Site with ecological and landscape enhancements

10.08.2021 – Target decision date – 01.10.2021 – Case Officer Martin Almond

18.01.2022 – Highways’ submission added to portal 10.02.22 – Objection.

21/00701/OUT - Treetops Nursing Home St. Clement's Road

Outline application (with landscaping reserved) for the erection of a three-storey building comprising of 39 no. self-contained flats (use class C3) following demolition of care home.

10.08.2021 – Target decision date – 21.05.2021 – Update requested from case officer Chris Griggs-Trevarthen. B&NES have received notification of a non-determination appeal which has been submitted to the Planning Inspectorate. This means that Council will not be making the decision on this application. However, if the Council had determined the application we would recommend refusal on several grounds and will therefore be defending the appeal.

We have not yet received a start letter from the Planning Inspectorate (which will contain the relevant appeal information) and I don’t anticipate this arriving until September.

18.01.2022 Update requested from the case officer. The case officer has reported that this application has been submitted for a non-determination appeal, but B&NES have not yet had confirmation of a start date or the procedure from the Planning Inspectorate. It will appear as pending consideration on our system until we receive the start letter.

21/01184/VAR - Stockwood Vale Golf Club Stockwood Lane

Variation of condition 7 (floodlighting operation hours) of application 96/02434/FUL (Lighting and external works and landscaping to driving range)

13.01.2022 – further light spill data submitted by the applicant 15.12.2021. Updated requested from case officer Samantha mason 18.01.2022

10.08.2021 – Target decision date – 30.07.2021 – Update requested from case officer Samantha Mason. I The Case Officer is currently awaiting ecology information and lux lighting plans from the agent. She hopes to receive this in the next week or so and will add it to the file as soon as received. She will then reconsult with the council ecologist on the impacts.

18.01.2022 the case officer reported that the requested ecology information has now been submitted by the agent. This is currently out to consultation with the Council’s ecologist, the response should have been with her by now, unfortunately B&NES ecologists have a backlog and are running behind, she is hoping to receive their comments in the next 2 weeks. Once received she should then hopefully be in a position to make a decision.

21/01825/RES - Lays Farm Business Centre, Lays Farm Trading Estate

Approval of reserved matters to approve appearance, layout, scale and landscaping of the site in regard to application 18/05696/OUT (Outline planning application for the demolition of existing industrial buildings and erection B1 Business buildings and 8 no. dwellings)

10.08.2021 – Target decision date – 30.07.2021 – Update requested from Case Officer Emma Watts. The Case Officer is currently in discussions with the agent over revisions to the proposals. There are some revised plans online, but these are likely to be superseded by further revisions.

18.01.2022 – Highways’ submission dated 07.01.2022 on portal – no objections but conditions added.

21/01785/FUL - Telecommunications Mast 121577 Broadlands School St Francis Road

Replacement of the existing 15 m monopole (17.9 m to the top of the antennas) with a new 20m monopole (top of antennas), accommodation 6 no. antennas, 1 no. microwave dish, the installation of RRU's, the replacement/installation of equipment within the existing cabin, along with minor ancillary works).

10.08.2021 – Target decision date – 08.06.2021 – Update requested from Case Officer Dominic Battrick

18.01.2022 – Update requested from case officer Dominic Battrick -The application is in the process of being referred to the Chair and Vice Chair of the Planning Committee to decide whether the application will be called in to committee or delegated to officers for determination. Once the case officer is informed of the outcome of this referral (within the next few weeks), he will contact the Town Council again.

21/02343/VAR - Taylor Wimpey Residential Development Parcel 4200 Park Road

Variation of condition 9 of application 12/03589/VAR (Variation of conditions 15, 16, 17 and 18 of application 09/04351/FUL allowed on appeal 22nd July 2011 (Hybrid planning application for a housing led mixed use development comprising 285 dwellings, retail accommodation, flexible business/employment floor space, affordable housing, formation of new vehicular, pedestrian and cycle accesses, pedestrian and cycle improvements to Parkhouse Lane, formal and informal public open space including junior playing pitch and associated changing rooms and parking facilities, together with landscaping and tree planting and ancillary works including drainage (Full Application) and extension to Castle Primary School (Outline Application, All Matters Reserved)) to enable highway works on Park Road to commence prior to the completion of the further contaminated land investigations which will be undertaken upon demolition of buildings on the site).

10.08.2021 – Target decision date – 13.08.2021 – Case Officer Dominic Battrick.

18.01.2022 Update requested from case officer Dominic Battrick. The case officer has report that this application is still being assessed and discussed with the Lead Local Flood Authority.

21/04626/FUL - Ashfield, Stockwood Vale

Proposed ridge height increase and dormer extension to provide further accommodation in roof. Installation of side balcony to master bedroom.

18.01.2022 - Delegated report by case officer to refuse application on portal 08.12.2021. Signed off by Vice Chair 08.12.2021 – updated requested from case officer 18.01.2022

The case officer has reported that this application is scheduled to be presented to the Planning committee on the 9th February 2022. She is recommending refusal due to the cumulative volume increase to this property within the green belt.