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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, Andy McGuinness and Jonathan Wallcroft.

c.c. All other Councillors

Dear Councillor

You are invited to a meeting of the **PLANNING & DEVELOPMENT COMMITTEE** on **Monday 23<sup>rd</sup> May 2022** commencing at 7.30pm in the Baptist Church, High Street, Keynsham

Signed on 16<sup>th</sup> May 2022

A handwritten signature in black ink, appearing to read "Dawn", enclosed in a simple black oval outline.

**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.

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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 16<sup>th</sup> 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 25<sup>th</sup> April 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 22/01865/FUL – 12 Cadbury Road  
Erection of single storey side extension to form larger garage and new utility and ground floor wet room.
- 8.2 22/00433/FUL – 5 Cherwell Road  
Demolish existing attached garage and create new detached 4-bed dwelling.
- 8.3 22/00949/FUL – Tandoori Garden, 45 High Street  
Provision of new shop front for the combined units 43 and 45 High Street, Keynsham for the creation of a combined Restaurant Offer for the Tandoori Garden.
- 8.4 22/01652/AR – Tandoori Garden, 45 High Street  
Display of new shop front signage panel to 43 and 45 High Street.
- 8.5 22/01621/PA04 – St Keyna Primary School, Monmouth Road  
Erection of a two storey stand alone building to accommodate the expansion of St Keyna Primary from a one-form entry school with capacity for 210 pupils, to a two-form entry school with capacity for 420 pupils.

**NOTE:** *This is a submission seeking pre-application planning advice rather than a full planning application at this stage. Any comments, views or issues with the proposals raised by the Town Council would, however, be valuable to the applicant in guiding their eventual submission for full planning permission.*

- 8.6 22/00335/LBA – Durley Hill House, Old Bristol Road

Internal and external alterations to include removal of existing lean-to conservatory to south elevation and erection of orangery, replacement of modern UPVC windows with sash windows. Improved external access route and enlarging of existing lightwells.

- 8.7 22/00996/FUL – 2 Orchard Close  
Erection of single storey rear extension following demolition of existing rear extensions.
- 8.8 22/01620/FUL – 35 Walden Road  
Erection of one dwelling with parking and associated works on land adjacent to 35 Walden Road.
- 8.9 22/01692/FUL – 87 Warwick Road  
Two-storey side extension to create garage and additional bedroom.

## **9. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL**

Notification of the following decisions that have been received.

### **PERMITTED**

- 9.1 22/00983/FUL – 16 Caesar Crescent  
Erection of new conservatory to the rear of the property. (Support).
- 9.2 22/00294/FUL – Durley Grange, Durley Lane  
Erection of a new outbuilding to an existing dwelling, incorporating an existing garage with new garden room and garden equipment storage space (Resubmission). (Support).
- 9.3 22/01229/FUL – 24 Handel Road  
Erection of single storey side extension. (Support).
- 9.4 22/00163/FUL – Trojan Blinds, 43 High Street  
Change of use of existing retail unit (Class E (a)) to a restaurant (Class E (b)) and internal alterations to facilitate the connection of nos. 43 and 45 High Street to become one planning unit in restaurant use (Class E (b)). (Support).
- 9.5 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. (Support).
- 9.6 22/01119/FUL – 38 West View Road  
Erection of single storey rear extension. (Support).

### **REFUSED**

- 9.7 22/01286/OUT – 4 Monmouth Road  
Outline planning application for erection of 2 bedroom attached dwelling. (Object).
- 9.8 22/00235/FUL – 6 Summerleaze  
Erection of 2 storey side extension. (Object).

## 10. ITEMS FOR INFORMATION

- (i) 22-002 - OUTCOME OF THE TRO PROCESS REPORT - KEYNSHAM/  
SALTFORD

**RECOMMENDATION:**

*To receive and note the outcome of the TRO Process Report. Keynsham Town Councillors have had to opportunities to comment on the same.*

- (ii) PROPOSAL TO ENLARGE ST KEYNA PRIMARY SCHOOL, KEYNSHAM,  
BS31 2JP (See pages 7 - 8)

Emailed letter from Helen Hoynes, School Organisation Manager, B&NES Council dated 9<sup>th</sup> May 2022, relating to St. Keyna Primary School.

**RECOMMENDATION:**

*To receive and note.*

## 11. ITEMS FOR DECISION

### **B&NES CONSULTATION ON DRAFT PLANNING OBLIGATION SUPPLEMENTARY PLANNING DOCUMENT AND DRAFT SUSTAINABLE CONSTRUCTION CHECKLIST SUPPLEMENTARY PLANNING DOCUMENT**

The consultation on the draft SPDs will run from the 6<sup>th</sup> May until the 17<sup>th</sup> June 2022

The Supplementary Planning Documents can be viewed online here:

Draft Planning Obligations SPD

[Introduction and policy background | Bath and North East Somerset Council  
\(bathnes.gov.uk\)](https://www.bathnes.gov.uk)

Draft Sustainable Construction checklist SPD

[Introduction and policy background | Bath and North East Somerset Council  
\(bathnes.gov.uk\)](https://www.bathnes.gov.uk)

Separate online forms are available for you to comment on the proposed SPDs.

Documents may be viewed during normal working hours at Keynsham Library & Information Service, Civic Centre, Temple Street, Keynsham BS31 1LA

**RECOMMENDATION:**

*To consider a response to the consultations.*

12. LIST OF OUTSTANDING PLANNING APPLICATIONS (SEE PAGES 9 – 12).
13. 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 20<sup>th</sup> June 2022 at 7.30 p.m.**

**Date 9<sup>th</sup> May 2022**

**PROPOSAL TO ENLARGE ST KEYNA PRIMARY SCHOOL, KEYNSHAM, BS31 2JP**

On 28 April 2022 Bath and North East Somerset Council decided to enlarge St Keyna Primary school to 420 places from 1 September 2024.

The reasons for the decision are as follows:

The Local Authority is under a statutory duty to secure that sufficient schools for providing primary and secondary education are available for their area. School places should where possible be provided in popular and successful schools serving the area of need, in order to increase parental choice, contribute to raising educational standards and attainment and to facilitate sustainable methods of travel to school.

Pupil numbers in the Keynsham & Saltford Primary School Planning Area (the Planning Area) are increasing due to higher birth rates and increased population growth in general and from new housing development under construction and planned for the future. Pupil projection figures indicate that in the future there will be insufficient places available in the Planning Area to meet local demand and additional places are projected to be required in Keynsham for Reception admissions in September 2024 onwards.

St Keyna Primary School has an Ofsted rating of Good. The school is popular with parents and is regularly oversubscribed. As at the October 2021 School Census there were 238 pupils on roll.

As the school is a Community school, it applies universal admissions criteria, facilitating access to the school for local children.

The school is located within a residential area allowing for reasonable ease of access on foot or by cycling, via non-hazardous routes i.e. along pavements and paths.

There is sufficient land available to accommodate the enlargement. As part of the expansion, the adjacent area of education reserve land currently being used informally by the school will be added permanently to the school site to enlarge it.

Other schools in the area have either already been expanded permanently, taken temporary 'bulge' classes or are not suitable for expansion as there is insufficient space available.

Latest pupil projection figures for the Planning Area indicate that for Reception admissions in 2024 there will be approximately 335 pupils, in 2025 344 Reception pupils and in 2026 338. Without the St Keyna expansion there will only be 330 Reception places in the Planning Area, meaning there would be a shortfall and some children would have to be educated elsewhere completely outside of the area. In addition to the number of places projected to be filled, the Council also needs to plan to have approximately a 5% operational surplus available in each

area to allow for future pupil movements into an area and in-year admissions. If there were only 330 places, it would mean that there would be no places available to accommodate any future children moving into the area. Pupil numbers in this area are projected to keep increasing over the coming years due to higher birth rates, pupils generated from new housing developments and general population growth.

If sufficient places are not created close to where they are needed this could lead to unsustainable travel to school arrangements for families having to travel longer distances to go outside of the Planning Area in which they live to access a school place for their children elsewhere. In some instances, this could lead to increased costs to the Council as a result of having to fund home to school transport due to the distance being excessive and/or the route exceptionally hazardous. There would also be the negative social impact of children having to travel outside of their local area to go to school.

Providing additional places in the local Planning Area close to where children live will support sustainable methods of travel to school such as walking or cycling, thus helping to reduce carbon emissions.

The new accommodation will be provided in a permanent building, with carbon reduction incorporated into the design and construction to give improved energy efficiency. It will be built to Passivhaus standard, meaning that it will be a sustainable low energy building that will be cost effective to run.

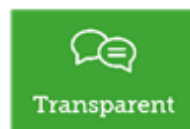
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**Bath & North East  
Somerset Council**

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**Improving People's Lives**





**PLANNING APPLICATIONS UNDETERMINED BY BATH & NORTH EAST SOMERSET COUNCIL FOR A PERIOD OF 8 WEEKS OR LONGER as of 16.05.2022**

**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 25<sup>th</sup> 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 20<sup>th</sup> 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.

Update requested from the case officer on 16.05.2021.

**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.

Update requested from the case officer on 16.05.2021.

### 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 recommended 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.

Update requested from the case officer on 16.05.2021.

### 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.

Update requested from the case officer on 16.05.2021.

### **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.

Update requested from the case officer on 16.05.2021.

### **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.

Update requested from the case officer on 16.05.2021.

### **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 9<sup>th</sup> February 2022. She is recommending refusal due to the cumulative volume increase to this property within the green belt.