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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 20<sup>th</sup> June 2022** commencing at 7.30pm in the Baptist Church, High Street, Keynsham

Signed on 13<sup>th</sup> June 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.

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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. ELECTION OF VICE-CHAIRMAN 2022/2023

**RECOMMENDATION:**

*To elect a Vice Chair for the ensuing Municipal Year.*

### 2. APOLOGIES FOR ABSENCE

To receive apologies for absence.

### 3. 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).

### 4. 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.*

### 5. RECORD OF PREVIOUS MEETINGS

**RECOMMENDATION:**

*That the Minutes of the Planning & Development Committee meeting held on Monday 23<sup>rd</sup> May 2022 (previously circulated) be confirmed as a true record and signed by the Chairman.*

### 6. 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.

## **7. 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.

## **8. 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).

## **9. CONSULTATION ON PLANNING APPLICATIONS**

- 9.1 22/01942/VAR – Keynsham Paper Mill, Avon Mill Lane  
Variation of condition 11 (Plans List) of application 21/05167/VAR (Variation of condition 11 (Plans List) of application 21/01225/FUL (Erection of a new warehouse)).
- 9.2 22/01911/FUL – Wellsway School, Chandag Road  
Proposed retention of single storey modular education building to provide Special Educational Needs (SEN) for a temporary period of 10 years.
- 9.3 22/02077/FUL – 60B Charlton Road  
Erection of a single storey rear extension and decking area following demolition of existing conservatory.
- 9.4 22/02184/AR – The Wine Bar, 19 High Street  
Display of 1 no. brass lantern, 5 no. aluminium units, 3 no. brass “up/down” lights and 2 no. aluminium panels (all 11 items being illuminated) and also 4 no. topiary signs, 3 no. aluminium panels and 2 no. sign written items (all 9 items being non-illuminated).
- 9.5 22/01966/FUL – 22 Lambourn Road  
Hip to gable and dormer loft conversion, single storey rear extension and two storey side extension.

- 9.6 22/02177/FUL – 10 Lyndhurst Road  
Erection of two storey side extension with part single storey rear and new porch.
- 9.7 22/02206/VAR – Ministry of Defence Storage and Distribution Centre, Pixash Lane  
Variation of conditions 3, 7, 23, 24, 29, 33 and 37 and deletion of conditions 15 and 16 of application 21/00435/ERE03 (Redevelopment and consolidation of existing depot site and adjacent land with associated staff parking and access and landscaping works to include the provision of the following: (i) a public re-use and recycling centre (RRC); (ii) material recovery facility (MRF); (iii) waste transfer station (WTS); (iv) Trader (bulky waste); Trade Waste Transfer Station (TWTS); (v) vehicle fleet storage and maintenance; (vi) MOT centre (public); (vii) B&NES Parks and Grounds maintenance storage; (viii) B&NES Highways winter service and salt store; and ancillary offices).
- 9.8 22/02015/FUL – Bramleys, Stockwood Vale  
Erection of a dwelling and associated works.
- 9.9 22/01644/AR – Street Record, Temple Street  
Display of temporary banners and flags for promoting events and festivals.

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

Notification of the following decisions that have been received.

### **PERMITTED**

- 10.1 22/01109/FUL – Flat 6, Victoria House, Dapps Hill  
Provision of new UVPC windows to flat 6. (Support).
- 10.2 22/00949/FUL – Tandoori Garden, 45 High Street  
Provision of new shop front for the combined units of 43 and 45 High Street, Keynsham for the creation of a combined Restaurant Offer for the Tandoori Garden. (Support).
- 10.3 22/00996/FUL – 2 Orchard Close  
Erection of single storey rear extension following demolition of existing rear extensions. (Object).
- 10.4 21/01785/FUL – Telecommunications Mast 121577, Broadlands School, St Francis Road  
Replacement of the existing 15m monopole (17.9m to the top of antennas) with a new 20m monopole (top of antennas), accommodating 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. (Object).
- 10.5 22/01291/FUL – 7 Tennyson Close  
Erection of single storey rear extension. (Support).

- 10.6 22/01302/FUL – 7 Waveney Road  
Erection of porch to front elevation. (Support).

**11. APPEAL NOTICE (SEE PAGES 6 – 7)**

- (i) Appeal Ref: 22/00037/HOUSE Application Ref: 21/04626/FUL  
Planning Inspectorate Appeal Ref: 3297834 - Ashfield Stockwood  
Vale Keynsham Bristol Description of Proposal: Proposed ridge  
height increase and dormer extension to provide further  
accommodation in roof. Installation of side balcony to master  
bedroom.
- (ii) Appeal Ref: 22/00038/RF. Application Ref: 21/00419/EFUL  
Planning Inspectorate Appeal Ref: 3296335 Resourceful Earth  
Limited, Charlton field Lane Queen Charlton Bristol -Development  
of an anaerobic digester facility (including retention of the existing  
feedstock reception building, digester tanks (x5) storage, 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 (SEE PAGES 7 – 9)

**12. ITEMS FOR INFORMATION**

***RECOMMENDED:***  
*To note the following*

**5 CHERWELL ROAD 22/00433/FUL**

Keynsham Town Council are advised that this application has been delegated to  
Officers to determine. Amendments have been made to the scheme and the case  
officer is recommending permission.

**13. ITEMS FOR DECISION**

**14. LIST OF OUTSTANDING PLANNING APPLICATIONS (SEE PAGES 10 – 13).**

**15. 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 11<sup>th</sup> July 2022 at 7.30 p.m.**

- (i) Town and Country Planning Act 1990 – Planning Appeal against refusal of a Householder Application Site Location: Ashfield Stockwood Vale Keynsham Bristol Description of Proposal: Proposed ridge height increase and dormer extension to provide further accommodation in roof. Installation of side balcony to master bedroom.

**Appeal Ref: 22/00037/HOUSE Application Ref: 21/04626/FUL Planning Inspectorate Appeal Ref: 3297834 Appeal Start Date: 12 May 2022 Appellant: Mr Mike Bullock**

We are writing to inform you that an Appeal has been made to the Planning Inspectorate in respect of the above development. The appeal is against the decision of the Local Planning Authority to refuse planning permission for the development described above. Permission was refused for the reason(s) set out as follows:

1 The proposed development will result in a cumulative volume enlargement of the dwelling which is disproportionate to the size and scale of the original dwelling. The proposal will therefore, result in inappropriate development in the Green Belt and it would be harmful to openness or the purposes of including land within the Green Belt. No very special circumstances have been presented to outweigh the identified harm. The proposal is therefore contrary to policy CP8 of the adopted Core Strategy and policy GB1 and GB3 of the Placemaking Plan for Bath and North East Somerset (2017) and part 13 of the NPPF.

This appeal will be determined on the basis of written representations. The procedure to be followed is set out in Part 1 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009.

The appeal is proceeding under the Householder Appeals Service, therefore there is no opportunity for you to submit further comments. We will however forward copies of all representations made to us in relation to the application, before it was determined, on to the Planning Inspectorate and the appellant. The Inspector appointed by the Secretary of State will consider these representations when determining the appeal. You have a right to withdraw any representations you made so that they are not taken into consideration by the Inspector. If you wish to do so you should make this request to the Planning Inspectorate within 4 weeks of the appeal's starting date by contacting the Customer Services Team either by emailing [enquiries@pins.gsi.gov.uk](mailto:enquiries@pins.gsi.gov.uk) or by writing to, The Planning Inspectorate, Registry/Scanning, Room 3/05 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

The Planning Inspectorate will publish appeal documentation, including copies of representations received, on the Planning Portal website. All information provided in your representation, including your name and address, will be published. If you object to (HEXAPL) publication in this way, please contact the Planning Inspectorate directly.

The Planning Inspectorate aims to deal with appeals which follow the procedure described above within 8 weeks of the appeal starting date. The Planning Inspectorate will publish copies of appeal decisions on their website at <https://acp.planninginspectorate.gov.uk>. Alternatively if you wish to receive a hard copy of the appeal decision, please let us know.

Planning Services Bath & North East Somerset Council

**(ii) THE TOWN AND COUNTRY PLANNING ACT 1990  
THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017**

**SITE LOCATION: RESOURCEFUL EARTH LTD CHARLTON FIELD LANE  
QUEEN CHARLTON BRISTOL**

**DESCRIPTION OF PROPOSAL: 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**

Appeal Ref: **22/00038/RF**

Application Ref: **21/00419/EFUL**

Planning Inspectorate Appeal Ref: **3296335**

Appeal Start Date: **25 May 2022**

Appellant: **Resourceful Energy Anaerobic Limited**

We are writing to inform you that an Appeal has been made to the Planning Inspectorate in respect of the above development. The appeal is against the decision of the Local Planning Authority to refuse planning permission for the development described above. Permission was refused for the reason(s) set out as follows:

1 The proposal for a non-residual waste treatment facility is not located in a location deemed acceptable for such a facility by Policy 2 of the Joint Core Waste Strategy. Therefore by reason of its inappropriate siting the proposal is unacceptable in principle. The proposal is therefore contrary to Policy 2 of the Joint Core Waste Strategy.

2 The proposal would result in an unacceptable impact on highway safety, and the residual

cumulative impacts on the road network would be severe. The proposal fails to promote sustainable travel. The proposal is therefore contrary to Policy ST7 and ST1 of the Placemaking Plan, Policy 12 of the Joint Waste Core Strategy, and the NPPF.

3 The proposal results in harm to protected species including bats and barn owls, contrary to policy NE3 of the Placemaking Plan, partly as a result of the proposed lighting which is contrary to policy D8 of the Placemaking Plan. Additionally, the council cannot rule out the risk of a "likely significant effect" on bats associated with local "bat" Special Areas of Conservation (SACs) based on the information provided, as such the proposal is contrary to the policies within the Placemaking Plan, National Policy and the Wildlife Act and Habitats Regulations.

4 The proposal results in inappropriate development within the Green Belt which would be harmful by definition, the proposal results in harm to the openness of the Green Belt, as well as conflicts with the purposes of the Green Belt. The proposal is therefore contrary to policy CP8 of the Core Strategy, Part 13 of the NPPF, and Policy 11 of the Joint Core Waste Strategy.

5 The proposal would result in minor adverse harm to the vulnerable population as a result of the construction and operation of the scheme in terms of noise and air quality, as such the proposal is contrary to PCS1, PCS2, and PCS3 of the Placemaking Plan for Bath and North East Somerset and the NPPF.

6 There is insufficient information to rule out the potential conflict that could arise as a result of the (EXAPPL) Construction Management Plan for the site and the Queen Charlton Living Neighbourhood contrary to policy ST1 and ST7 of the Placemaking Plan for Bath and North East Somerset and the NPPF.

7 The proposed quarry restoration landform would result in harm to the openness of the Green Belt and as such should be considered inappropriate development by definition. There are not considered to be very special circumstance to outweigh the harm. The proposal is therefore contrary to policy CP8 of the Core Strategy and Part 13 of the NPPF.

It has been agreed that the appeal should be dealt with at an Inquiry and you will be notified of the date of the Inquiry in due course. Any comments made in respect of the original application for development will be forwarded to the Planning Inspectorate, and taken into account by the Inspector deciding the appeal. If you wish to make additional comments, you can do so online at <https://acp.planninginspectorate.gov.uk>. If you do not have access to the internet, you can send your comments to **Temple Quay House, 2 The Square, Bristol, BS1 6PN, , by the 29 June 2022** quoting the Inspectorate's Appeal Reference: **3296335**. If the Planning Inspectorate receives representations after the deadline stated above they will not normally be seen by the Inspector and will be returned.

Details of the appeal are available for inspection via the Council's website <http://planning.bathnes.gov.uk/PublicAccess/>. If you do not have access to the internet, you can use the self-service computers at all Council Connect Offices. They are available at The One Stop Shop, 3-4 Manvers Street in Bath, Keynsham Civic Centre, Market Walk in Keynsham and The Hollies in Midsomer Norton. Electronic booklets entitled 'Guide to Taking Part in Planning Appeals' are available for download on the Council's website



www.bathnes.gov.uk. Should you require a hard copy, please telephone Council Connect on 01225 394041. Alternatively, you can also access this document via the Planning Inspectorate website at <https://www.gov.uk/government/organisations/planning-inspectorate>.  
**Planning Services Bath & North East Somerset Council**

**PLANNING APPLICATIONS UNDETERMINED BY BATH & NORTH EAST SOMERSET COUNCIL FOR A PERIOD OF 8 WEEKS OR LONGER as of 13.06.2022**

**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.