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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 3<sup>rd</sup> October 2022** commencing at 7.30pm in the Baptist Church, High Street, Keynsham

Signed on 26<sup>th</sup> September 2022

A handwritten signature in black ink, appearing to read "Dawn", enclosed within 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 12<sup>th</sup> September (previously circulated) be confirmed as a true record and signed by the Chairman.*

### 5. PUBLIC PARTICIPATION

In accordance with Standing Order 3(e)(ii), 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.

In accordance with Standing Order 3(e)(iii) With the agreement of the Chairman, Members of the Public may also speak on one single item detailed on the Agenda just prior to that item being discussed, unless otherwise agreed by the Chair, or Chair of the Committee. Each person may speak for not more than two minutes, with a maximum of two speakers per item in favour and two speakers per item against or at the Chairman's discretion. To facilitate the smooth running of meetings, Members of the Public will be asked to register their interest with the Town Clerk prior to the start of the meeting.

**RECOMMENDED:**

*To note the members of the public who are wishing to speak on a particular Agenda item immediately before that item is to be discussed at the current meeting.*

## **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 **22/03215/CLEU – 1 Uplands Farm Barns, Wellsway**  
Change of use from agricultural barn to dwelling house (use Class C3) (Certificate of Lawfulness of Existing Us)
- 8.2 **22/03214/LBA – 1 Uplands Farm Barns, Wellsway**  
Internal and external alterations to allow for the change of use from agricultural barn to a dwelling house use class C3, including relocation of front door, addition of leaded roof to garage, installation of conservation roof light, timber boarding, garage door and window (Regularisation of alterations to previous consent granted on 13/05006/LBA).
- 8.3 **22/03698/FUL – 15 Claudius Road**  
Single storey rear extension with garage conversion

## TREWORKS NOTIFICATIONS

- 8.4 **22/03401/TPO – Devonport House, Durley Park, Keynsham**  
Raise the crowns of the trees around the car park to approx. 5.2 m where possible over the parking space.  
Raise the crowns of the building at the end of the car park - Horse chestnut giving a 1m clearance.  
Section fell 3 x poplar trees at the rear of the site.

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

Notification of the following decisions that have been received.

### PERMITTED

- 9.1 **22/02824/FUL – 2 Chandag Road**  
Internal reconfiguration and erection of single storey rear extension to existing garage building attached to main house (Support).
- 9.2 **22/02874/FUL – 4 Trent Grove**  
Erection of a single-storey side and rear extension (Support)
- 9.3 **22/02361/OUT - 12 Severn Way**  
Erection of a three-bedroom detached dwelling (Support)
- 9.4 **22/01620/FUL – 35 Walden Road, Keynsham**  
Erection of one dwelling with parking and associated works on land adjacent to 35 Walden Road (Support)
- 9.5 **22/02154/FUL – 113 Wellsway**  
Erection of detached garage in front garage (commented only)
- 9.6 **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/EREG03  
(Support)
- 9.7 **22/02823/FUL – 27 Temple Street**  
External change to facades to existing vacant units at Keynsham Riverside.  
(Support)

### CONSENT

- 9.8 **22/02184/AR – The Wine Bar, 19 High Street**  
Display of 1 no. brass lantern, 2 no. aluminium panels illuminated by 2 no. brass 'up/down' lights and 1 no. aluminium sign illuminated by trough light. Also 2 no. sign

written items, 1 no. window vinyl and 1 no. new pictorial to existing hanging bracket (all 4 items being non-illuminated). (Support).

#### 9.9 22/01644/AR - Street Record Temple Street

Display of temporary banners and flags for promoting events and festivals.  
(Commented Only)

### 10. APPEAL NOTICE

Planning application 22/00235/FUL – Appeal Reference 22/00051/HOUSE – 6  
Summerleaze, Keynsham. (APPEAL NOTICE ATTACHED)

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.

### 11. ITEMS FOR DECISION

**RESPONSE TO THE CONSULTATION ON LOCAL PLAN PARTIAL UPDATE (LPPU) POST-EXAMINATION HEARING MAIN MODIFICATIONS (Consultation information attached – B&NES LPPU Main Modifications, B&NES LPPU Minor Amendments, Habitat Regulation Assessment, Keynsham Main Modifications, Consultation response form\* You may also wish to read the Sustainability Appraisal and the District Wide Modifications)**

Email received from Bath and North East Somerset Planning Department

*‘Following the examination hearings earlier this year, the Inspector wrote to the Council in August 2022 to advise that without prejudice to his final conclusions the Plan is likely to be capable of being found legally compliant and sound, subject to main modifications to the submitted Local Plan Partial Update.*

**View The Inspector's Letter to The Council (attached)**

*In response to the Inspector's letter, the Council has prepared a schedule of main modifications to the plan, which will be published for public consultation. The consultation documents and response form can be found via the following link:*

<https://beta.bathnes.gov.uk/local-plan-partial-update-consultation>

***The consultation runs from Wednesday 21 September until Wednesday 2 November 2022.***

*If you have any comments on the main modifications please submit them during the consultation period. They will be passed to the Inspector for his consideration.*

The main modifications have been subject to an updated Habitat Regulations Assessment and Sustainability Appraisal. Representations on the Sustainability Appraisal can be made during the consultation.

### **Background to the LPPU**

Our Local Plan (the Core Strategy and the Placemaking Plan) needs to be updated in order to reflect our Declaration of Climate and Ecological Emergencies and the commitment to securing net zero by 2030.

We started work on a partial update to the Local Plan (LPPU) in 2020 and since then we have carried out a process of engagement on the scope of the changes.

The LPPU was submitted for examination in 2021, and following the examination hearings in June/July 2022, the Planning Inspector has now issued the main modifications to our Local Plan. These modifications of the LPPU will be published for 6 weeks.

Whilst the main modifications are necessary, they do not affect the purpose and substance of the plan - the changes achieve greater clarity for decision makers and ensure the LPPU reflects supporting evidence and national policy. It is **only these changes that will be published for public consultation**, not the unchanged parts of the LPPU or Policies Map.

### **How to respond to the consultation**

All comments must be received by 2<sup>nd</sup> November 2022 and [submitted online](#) or by post specifying the Main Modification(s) to which the comment relates to: Planning Policy Team, Lewis House, Manvers Street, Bath BA1 1JG

If you are having difficulty in submitting representations please contact [planning\\_policy@bathnes.gov.uk](mailto:planning_policy@bathnes.gov.uk) or call 01225 39 40 41 (Option 6)

### **What happens next**

Following consultation on the Main Modifications the comments received are forwarded to the Inspector for his consideration. The next step is then for the Inspector to issue his final report. Dependent on the Inspector's conclusions the Council will then consider adoption of the LPPU.

**Contact us** - If you have questions about this consultation or the Partial Update of the Local Plan, please email us at [planning\\_policy@bathnes.gov.uk](mailto:planning_policy@bathnes.gov.uk)

## **12. LIST OF OUTSTANDING PLANNING APPLICATIONS (SEE PAGES 6-8).**

## **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 24<sup>th</sup> October 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 26.09.2022.**

**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**

**04.05.22 – BANES planning meeting held, application still pending, target decision date now 29/07/22**

**04.07.22 – Emailed case officer, Christopher Griggs-Trevarthen, for an update**

**18.07.22 - The planning committee resolved to grant permission on 04.05.2022, subject to the completion of a s106 agreement. This is currently being negotiated.**

The Department for Levelling Up, Housing and Communities has issued an Article 31 holding direction, which means that the Council cannot issue the planning permission until the SoS has decided whether they wish to call-in the application or not.

### **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.

04.07.22 – Emailed case officer, Christopher Griggs-Trevarthen, for an update.

18.07.22 - This application is subject to protracted s106 negotiations which are ongoing. However, I am hopeful that they are nearing completion and that we should be able to issue the permission within the next couple of months.

### **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.



### **21/02343/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.

### **21/05471/OUT - Parcel 5159 Minsmere Road**

Outline planning application for 70 homes (Use Class C3); new vehicular and pedestrian access out to Minsmere Road, public open space; tree planting and habitat creation; site drainage and associated infrastructure, with all matters reserved except for access.

04/7/22 – Emailed Case Officer, Chris Griggs-Trevarthen, for update

18/07/22 - The application is still under review by the Council. Further information has been requested from the applicant relating to the parameter plans, open space provision, connections to adjacent sites and other matters.

### **22/01426/FUL - Grafton Jones Tax Advisors - The Cottage Temple Street**

Change of use from use Class C3 and A2 combined to use Class C3

04/7/22 – Emailed Case Officer, Christopher Masters, for update. Response received “With regards to application 22/01426/FUL (Grafton Jones Tax Advisors), the applicant is in the course of preparing additional information to support their application.

At present there is insufficient information to demonstrate accordance with Policy CP12 of the Bath and North East Somerset Placemaking Plan.”

15/08 – extension for 16<sup>th</sup> September

### **22/02484/FUL 11 Winscombe Close**

Erection of one, 3 bed dwelling to the side of 11 Winscombe Close with associated works