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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 21<sup>st</sup> November 2022** commencing at 7.30pm in the Baptist Church, High Street, Keynsham.

Signed on 14<sup>th</sup> November 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 21<sup>st</sup> NOVEMBER 2022.

### 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 24<sup>th</sup> October (previously circulated) be confirmed as a true record and signed by the Chairman.*

*To note that the Extra Ordinary meeting held on 10<sup>th</sup> November 2022 was inquorate so no minutes were taken.*

### 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 22/04303/CDCOU – Redwood House, 65 Bristol Road**

Prior approval application for the conversion of offices to use as 3no. two bedroom and 4no. one bedroom dwelling houses (total 7no. units) with associated bin and cycle storage.

### **8.2 22/04220/FUL – 14 Chaffinch venue**

Single storey side extension.

### **8.3 22/04245/FUL – 5 Culvers Road**

Double storey extension to side.

### **8.4 22/04316/FUL – 12 Dapps Hill**

Minor internal alterations to existing rear hall and shower room. Erection of rear lobby. Associated external works.

**8.5 22/04317/LBA– 12 Dapps Hill**

Minor internal alterations to existing rear hall and shower room. Erection of rear lobby. Associated external works.

**8.6 22/03860/FUL – 11 The Brambles**

Erection of a single storey rear extension.

**8.7 22/04170/FUL – 8 Torridge Road**

Proposed two storey side extension, part single and two storey rear extension and internal alterations.

**8.8 22/04167/FUL – 136 Wellsway**

Loft extension with hip to gable conversion, rear and front dormers, rear extension, and front atrium.

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

Notification of the following decisions that have been received.

**PERMITTED**

**9.1 22/02603/CLEU 53 Caernarvon Road**

Erection of metal shed in garden of private house for storage of mobility scooter with electrical charging facility site previously used for caravan storage and car parking. (Support).

**9.2 22/03698/FUL 15 Claudius Road**

Single storey rear extension. (Support).

**9.3 22/04001/FUL 57 Lays Drive**

Proposed single storey side extension and front porch. (Support).

**9.4 22/03982/FUL 22 Queens Road**

Proposed alteration to roof structure to provide 2 no attic bedrooms with rear dormer. Front porch canopy and side garden shed. (Support).

**9.5 22/03479/FUL 176 Park Road**

Loft Conversion. Demolition of existing rear extension replaced with a single-storey extension. Rear extension by an additional 1.2m. (Support).

## 10. APPEAL DECISIONS

- 10.1 Appeal Decision – 20/0479/OUT – Parcel 1991, Bath Road, Keynsham  
Proposal: *Outline application for up to 5,700 sqm (GEA) of flexible use commercial development falling within Use Classes B1(b), B1(c), B2, and B8 with primary access onto Bath Road. All matters reserved except access.*  
The Inspectorate dismissed the appeal against the refusal of this application.

## 11. ITEMS FOR DECISION

### 11.1 CONSTITUENCY BOUNDARY REVIEW

Our constituency boundary is changing in order to rebalance the number of electors represented by each MP. Follow this link to the site that gives more information <https://www.bcereviews.org.uk/node/6489?postcode=BS311HF> If you wish to make a comment press the Make A Comment button.

Proposed constituency is North East Somerset and Hanham CC.

#### *RECOMMENDED:*

- (i) To review and respond to the consultation on the Constituency Boundary Review*
- (ii) To recommend to full Council for approval that the Town Council response request that the Constituency title be amended to North East Somerset, Keynsham and Hanham, making the point that Hanham is a Parish Council and not a County Council and that Keynsham is the principal Council within the area.*

## 12. LIST OF OUTSTANDING PLANNING APPLICATIONS (SEE PAGES 6-9).

## 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 12<sup>th</sup> December 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 05.09.2022.**

**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 reported 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.

05/10/22 - Application has been referred to the chair/vice chair of the planning committee. They have determined that the application should be decided by the planning committee and not delegated to officers, meeting will be 19<sup>th</sup> October 2022

04/11/22 – Gone to BANES Planning Committee on 16<sup>th</sup> November

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

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

04.11 – Requested update from Case Officer, Christine Moorfield

09.11 – Christine replied “There is a discrepancy with the plans so our Ecologist needs an amended plan before she can comment on the report they have submitted. The agent will hopefully provide this this week.”

### **22/02877/PIP Land to East of Braeside Cottage Gooseberry Lane**

Permission in Principle for the erection of up to 4 no. dwellings.

04.11 – Requested update from Case Officer, Ben Burke

07.11 – update from Ben “I’ve scheduled time to update the agent this week, so will update you later this week”

### **22/02703/FUL 15 Barnard Walk**

Erection of new two bedroom dwelling to the side of current dwelling.

04.11 – Requested update from Case Officer, Ben Burke

07.11 – Replied from Ben I have advised the agent as follows on the case:

“I apologise for the delay on the case. Due to tight capacity and a back log of work I’m put together a timetable for clearing cases.

I have scheduled time to review and advise you on the above case w/c 14/11.”

### **22/03255/REG03 Street Record Keynsham Memorial Park**



Demolition of pedestrian bridge and associated stabilisation of abutments.

04.11 – Requested update from Case Officer, Christopher Griggs-Trevarthen

08.11 – Reply from Case Officer “I am awaiting some updated comments from the highways team on this, but hoping to receive these soon.”

**22/03278/FUL Bramleys Stockwood Vale**

Retrospective application for front wall

04.11 – Requested update from Case Officer, Christopher Masters

**22/02964/REG03 Milward House, 1 Bristol Road**

Change of use of 6 no. domestic dwellings including minor internal alterations

**22/02964/REG03 Milward House, 1 Bristol Road**

Change of use of 6 no. domestic dwellings including minor internal alterations