



Dawn Drury – Town Clerk
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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 9th January 2023** commencing at 7.30pm in the Baptist Church, High Street, Keynsham.

Signed on 3rd January 2023

A handwritten signature in black ink, appearing to read "Dawn Drury".

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 9th JANUARY 2023.

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 12th December 2022 (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 22/05142/FUL 43 Balmoral Road

Erection of double storey rear extension and internal alterations

8.2 22/04906/FUL New Inn 90 Bath Hill

Replacement and enlargement of decking to the rear external beer garden area. Installation of handrail and lighting. Installing of fencing following removal of existing fence and repairs to stone boundary wall to the rear of the property.

8.3 22/05183/FUL Goodfield House 192 Bath Road

Change of use of existing dwelling (Use Class C3) to an eight bedroom house of multiple occupation (Use Class Sui Generis) with associated works.

- 8.4 22/05103/VAR 20A Charlton Park**
Variation of condition 2 (Plan List) of application=on 21/05449/FUL (Erection of two-storey side and front extension and single-storey rear extension).
- 8.5 22/02877/PIP Land to East of Braeside Cottage, Gooseberry Lane**
Permission in Principle for the erection of up to 4 no. dwellings – Revised Plans
- 8.6 22/04946/REG03 Street Record Keynsham Memorial Park**
Erection of replacement footbridge and associated works
- 8.7 22/04919/COND – Land and Buildings Between The Spinney and Barn Cottage, Old Bristol Road**
Discharge of condition 4 of application 19/02137/FUL (Conversion and extension of existing barn to 1 no. dwelling, demolition of outbuildings and associated works).
- 8.8 22/05185/FUL 49 Rock Road**
Erection of a rear conservatory to follow demolition of existing rear conservatory
- 8.9 22/04812/FUL 20 Warwick Road**
Erection of a one bedroom dwelling at the rear of the property.

TREWORKS NOTIFICATIONS

- 8.10 22/04382/TPO 31 Bath Road Keynsham**
Black Pine (T1) - Remove rubbing limb.
Black Pine (T2) - Remove major deadwood.
Black Pine (T3) - Crown thin of 20%.
Black Pine (T4) - Reduce stem overhanging neighbouring property by up to 3m.

9. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

Notification of the following decisions that have been received.

PERMITTED

- 9.1 22/04316/FUL - 12 Dapps Hill**
Minor internal alterations to existing rear hall and shower room. Erection of rear lobby. Associated external works. (Support)
- 9.2 22/04167/FUL 136 Wellsway**
Loft extension with hip to gable conversion, rear and front dormers, rear extension and front atrium. (Support)
- 9.3 22/04220/FUL 14 Chaffinch Avenue Keynsham**
Single storey side extension (Support)
- 9.4 22/04170/FUL 8 Torridge Road Keynsham**

Proposed two storey side extension, part single and two storey rear extension and internal alterations (Support)

- 9.5 **22/04245/FUL 5 Culvers Road, Keynsham**
Double storey extension to side (Support)

CONSENT

- 9.6 **22/04317/LBA - 12 Dapps Hill**
Minor internal alterations to existing rear hall and shower room. Erection of rear lobby. Associated external works. (Support)
- 9.7 **22/03390/TPO – 20 Avon Road**
T1 and T2 Holm Oaks – crown reduce by a maximum of 4m all over treating the 2 crowns as a single canopy. (Support).
- 9.8 **22/03713/AR 12 Temple Street**
Display of internally illuminated fascia and internally projecting sign
Gone to committee. (Support Internal, Object External)

APPROVED

- 9.9 **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. (Support)

REFUSED

- 9.10 **22/03401/TPO – Devonport House, Durley Park**
Raise the crowns of the trees around the car park to approx. 5.2m 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. (Support).

10. ITEMS FOR INFORMATION

- 10.1 **22/03255/REG03 Street Record Keynsham Memorial Park**

RECOMMENDED:

To receive and note the briefing information

Keynsham Memorial Park Footbridge

Briefing Note: December 2022

Background

Keynsham Memorial Park Footbridge sits within Keynsham Memorial Park and crosses the River Chew in the vicinity of Avon Mill Lane and Bath Hill. The bridge has been closed to the public since October 2019 when a visual inspection concluded the structure was unsafe for public use, due to deterioration of the timber glulam beams forming the superstructure.

Subsequent investigations in late 2020 concluded that repairs to the superstructure might extend its lifespan by 5-10 years, after which further intervention would be required, and that the existing superstructure does not in any case have the required structural capacity to meet current design standards. As such, installing a new superstructure on the existing foundations of the bridge is the most cost-efficient solution available to reopen the route across the river in the same location.

Progress

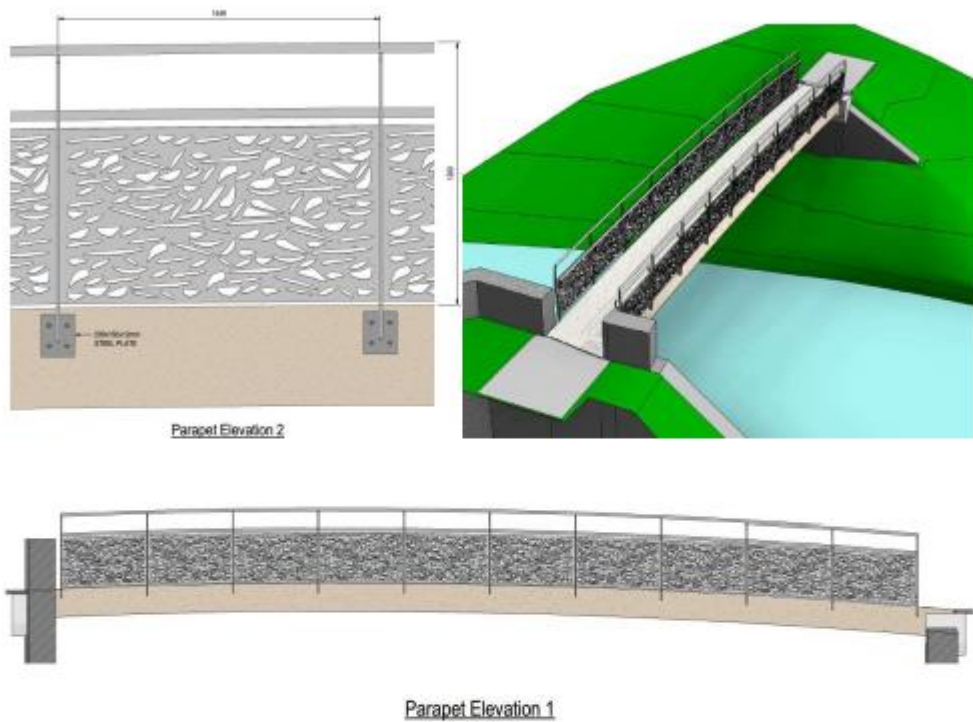
All stakeholder comments from the demolition planning application have been received, and responses to address comments were all submitted to the planning officer by the beginning of October. The condition received from the Environment Agency (EA) stating work must be taken outside the period 01 November to 28 February was challenged, however this will remain. The Highways officer is yet to accept/acknowledge our response to their queries, and thus there has still been no planning permission granted for demolition to be undertaken.

The procurement process for a contractor to undertake the demolition of the existing bridge was concluded and the appointment made mid-September, with method statements and the design for the demolition works completed and submitted to the EA. The original methodology for ground anchor installation to stabilise the north abutment was rejected unless completed outside of spawning season for cyprinids and salmonids (October-June). An alternative proposal was submitted, but this was not approved in principal until the 7th October. As a result, the difficult decision was made to postpone demolition and abutment works until March next year. This is due to the limited time for the Flood Risk Application Permit to be processed and approved, whilst considering the mobilisation times required to complete works by the hard stop date for in-channel works on 1st November.

These works will now be programmed to align with the replacement bridge construction, and an updated programme has been developed which has allowed for the current re-opening date of Spring 2023 to be maintained. As always, it is important to highlight that this date is subject to flooding of the River Chew.

A planning application for the replacement bridge has now been submitted, and subject to flood levels we will mobilise on site by the end of February to start the demolition works. As per the demolition application, a PPA has been signed and agreed with a decision due to be made at the latest 12th February. An expression of interest has been sent to our framework contractors, with a tender due to be issued prior the Christmas break. The contract award will be made at the end of February.

In the new year we will look to arrange a presentation to the Town Council to discuss the design, logistics and construction phasing in more detail.



Next Steps

1. Planning Approval for demolition works
2. Completion of footbridge and foundation detailed designs
3. Invitation to Tender for new bridge construction
4. Communication plans
5. Consultation
6. TAA sign-off on detailed design
7. Appointment of main works contractor
8. Demolition and strengthening works
9. Bridge construction and remedial works
10. Bridge re-opened (Spring 2023)

10.2 22/03713/AR – 12 Temple Street

Application taken to Planning Committee – outcome below

Case Reference	22/03713/AR
Case Officer	Paige Moseley

Address of proposed development	12 Temple Street Keynsham Bristol Bath And North East Somerset BS31 1EG
Ward	Keynsham North
Ward Councillors	Cllr Vic Clarke Cllr Brian Simmons
Proposal	Display of non-illuminated fascia sign and non-illuminated hanging sign.
Target Date	09.12.2022
Case Officer's Recommendation	APPROVE
Key Planning Considerations	The main issues to consider are: - Amenity - Public safety
Reason for seeking Chair's Decision	Keynsham Town Council have raised an objection to the proposal, contrary to officer's recommendation.
Comments Received	Keynsham Town Council submitted a comment including an objection to the proposal: <i>To OBJECT - Keynsham Town Council's current recommendation is that we will not support projecting signage above any shops/businesses in our town centre, especially within the conservation area.</i> <i>To SUPPORT - Keynsham Town Council support the installation of the internally illuminated fascia signage.</i>

<p>Summary of Officer's Assessment</p>	<p><u>Description of site and proposal</u></p> <p>The site is a premises occupied by Specsavers Opticians on the corner of Temple Street and Rock Road and is within the Keynsham Conservation Area.</p> <p>The site currently has an internally illuminated aluminium fascia panel to the front and side elevation with Perspex logos and acrylic lettering. There is also 2x internally illuminated double-sided projecting signs made from Perspex panels. One projecting sign is on the Rock Road elevation and one on the Temple Street elevation.</p> <p>The proposal is to replace the current signage with a non-illuminated aluminium fascia panels with acrylic logos, and 1x non-illuminated hanging sign on a new bracket. The sign will be aluminium with vinyl graphics.</p> <p>The proposal has been amended from what was originally proposed which was an internally illuminated fascia sign and 1x internally illuminated projecting sign.</p> <p>Policy D9 of the Placemaking Plan for Bath and North East Somerset (2017), together with the Town and Country Planning (Control of Advertisements) Regulations 2007 and the National Planning Policy Framework (NPPF) make it clear that control of the display of advertisements shall be exercised only in the interests of amenity and public safety.</p> <p><u>Amenity</u></p> <p>According to the Town and Country Planning (Control of Advertisements) (England) Regulations 2007, amenity includes aural and visual amenity and factors relevant include the general characteristics of the locality, including the presence of any feature of historic, architectural, cultural, or similar interest (regulation 3(2)(a)). The premises is within Keynsham Conservation Area.</p> <p>The proposed signage would have no illumination which is considered to be an improvement over the current illumination levels at the premises. The lack of illumination is more appropriate to the character of the conservation area.</p> <p>The Town Council has raised objections to the proposed projecting sign. It is considered that the proposed sign would</p>
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	<p>be an improvement to the existing conditions as there would be a reduced number of projecting signs, and the proposed would not project as far as those already in place. The metal hanging sign on a bracket is considered preferable in its appearance and with respect to the character of the conservation area to the existing Perspex box signs. The surrounding Conservation Area features various aluminium signs therefore the proposed use of aluminium for the fascia and hanging sign are acceptable. The scale of the proposed logo and writing would be proportionate to the scale of the fascia. The hanging sign is also of a modest size and would not detract from amenity. There are a number of examples of small hanging signs along the high street, therefore it would not be out of keeping with the character of the area.</p> <p><u>Public Safety</u></p> <p>The proposed hanging sign provides adequate clearance for pedestrians on the footway. The proposed advertisements will not obstruct pedestrian or vehicle movements and it is considered that they do not otherwise represent a risk to public safety, as a result of distraction to motorists or other material impacts.</p> <p><u>Conclusion</u></p> <p>Given the above, the proposed advertisements are considered to be an improvement over the existing conditions and are acceptable in terms of amenity and public safety. The officer therefore recommends that the application is APPROVED.</p>
<p>Vice Chair's Decision</p> <ul style="list-style-type: none"> • Delegate 	<p>I have read the application noting comments from KTC which have been addressed as the application has been assessed against relevant planning policies.</p> <p>The Officer & applicant have amended the application as it progressed through the planning process & as the report explains is policy compliant therefore I recommend the application be delegated to Officers for decision.</p> <p>Signed:Sally Davis....</p> <p>Date:02.12.2022.....</p>

<p>Chair's Decision</p> <ul style="list-style-type: none"> • Delegate 	<p>I have reviewed this application and note the comments from Keynsham Town Council. The officer has worked with the applicant to address the issues raised and arrive at an acceptable compromise within the Keynsham conservation area. I therefore delegate the decision to the officer.</p> <p>Signed: ... Sue Craig</p> <p>Date: ...05/12/22</p>
<p>Final Decision</p>	<p>DELEGATED</p>
<p>Notification of Chair's Decision</p>	<p>The Case Officer confirms that the Councillor who called the application to Committee or the relevant Parish or Town Council, which triggered the application being referred, has been informed of the decision of the Chair and/or Vice Chair.</p> <p>Signed:</p> <p>Date:</p>

11 20/02673/OUT Land Parcel 0005 Bath Road (information attached)

RECOMMENDED:

To receive and note the response received

12 WESSEX WATER – DRAFT WATER RESOURCES MANAGEMENT PLAN 2024 - CONSULTATION (Non-technical information attached).



Distributed by email

Date: 28th November 2022

Dear Consultee,

Wessex Water – Draft Water Resources Management Plan 2024 - Consultation

Our Water Resources Management Plan sets out how we will balance water supplies with demands to ensure adequate supply for our customers, whilst also protecting the environment.

Following instruction from Defra, we have prepared a new draft plan which is now published for consultation. We welcome any comments you wish to make on the draft plan. We have also prepared a summary of the plan below, with some questions and cross-references to specific areas of the plan that you may find useful to help form your representation.

All planning documents, including the non-technical summary, main technical plan and supporting appendices, can be downloaded from our website:

<https://www.wessexwater.co.uk/environment/water-resources/management-plan>

If you wish to comment on the draft plan, please make your representations to the Secretary of State by 6th February 2023, either by post or by email. Representations by email should be sent to water.resources@defra.gov.uk and wrmconsultation@wessexwater.co.uk.

Please include "Wessex Water" in the email subject field.

Representations by post should be sent to:
Water Resources Management Plan Consultation
Defra Water Resources
Seacole, 2 Marsham Street
London
SW1P 4DF

As part of the consultation, we will also be hosting a webinar event on Monday 9th January 2023 from 13:00-15:00 where we will present our draft plan. If you wish to attend the webinar, please email: wrmconsultation@wessexwater.co.uk with "WRMP webinar" in the subject field.

Following the end of the public consultation we will prepare a statement of response explaining how we have accounted for each representation and produce a revised draft plan in spring 2023. These will be submitted to Defra, who will then determine whether we can publish our plan as a final plan later in 2023.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Chris Hutton'.

Chris Hutton
Water Resources Planning Manager

Tel: 01225 525 000
Web: www.wessexwater.co.uk

Wessex Water Services Limited registered office:
Claverton Down, Bath BA2 9PW Registered in England No 2869540

RECOMMENDED:

To consider and recommend a consultation response to full council.

13 BRISTOL CITY COUNCIL TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015, as amended (“the DMPO”)

CONSULTATION UNDER ARTICLE 38 - PROPOSAL FOR A LOCAL DEVELOPMENT ORDER GRANTING PLANNING PERMISSION - 22/05628/LDO (Paperwork attached)

RECOMMENDED:

- (i) To consider whether a response to the consultation should be submitted by Town Council.*
- (ii) To submit any response to the consultation by 20th January 2023.*

14 BATH’S CLEAN AIR ZONE CHARGING ORDER

B&NES Council would like views on a proposal to vary Bath’s Clean Air Zone Charging Order so that all Euro VI diesel HGVs over 12 tonnes which enter the charging scheme area (concurrent with the existing Bath Clean Air Zone) will be charged £50. This charge would be supported by time-limited exemptions for businesses and deliveries taking place in a proposed exemption area.

These proposals support the council’s aims of going further to protect and conserve road infrastructure, including the Grade II* listed Cleveland Bridge and the wider Bath World Heritage Site's historic architecture and natural setting.

Full details of this proposal and a questionnaire are available at www.bathnes.gov.uk/Euro6HGVconsultation. You will be able to complete our online questionnaire to share your views, until **5pm on 7 February 2023**.

If you or someone you know would like to respond, but does not have internet access, you can request a paper copy of the questionnaire from the CAZ Behaviour Change Team on 01225 396189 (option 3). You can also request information about this consultation in other languages, audio, Braille, large print, or other formats.

RECOMMENDED:

- (i) To consider whether a response to the consultation should be submitted by Town Council.*
- (ii) To recommend any response to the consultation to full Council for approval.*

15 LIST OF OUTSTANDING PLANNING APPLICATIONS (SEE PAGES 15 -18).

16 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 6th February 2023 at 7.30 p.m.**

PLANNING APPLICATIONS UNDETERMINED BY BATH & NORTH EAST SOMERSET COUNCIL FOR A PERIOD OF 8 WEEKS OR LONGER as of 03.01.2023.

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 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.

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.

07.12.2022 Requested update from case officer

12.12.2022 Response from Case Officer "I am awaiting further engagement from the applicant in respect of a deed of variation which is necessary to tie any new planning permission to the legal agreement from the original planning permission."

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 19th October 2022

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

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"

02.12 – Requested update from case officer

06.12 – from Case Officer – "I have advised the agent we intend to issue a delegated refusal on the case and given them a period of time to withdraw. As they have not opted to withdraw we will be moving forward with a refusal within the next few weeks."

14.12 – Plans revised and to be discussed at Meeting on 9th Jan

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."

02.12 – Chased Case Officer for update

02.12 – Reply from Case Officer "I am just awaiting a response from highways colleagues about the demolition method statement/plan. Once I have this, I anticipate being in a position to be able to issue a grant of planning permission. Hopefully, by next week"

22/03278/FUL Bramleys Stockwood Vale

Retrospective application for front wall

04.11 – Requested update from Case Officer, Christopher Masters

23.11 – Reply from Case Officer “Apologies it has taken a while to respond to your email below. I am seeking to facilitate an appropriate finish for the wall (which I note has currently been left for a considerable period as concrete block) and am in discussion with the applicants’ planning agent accordingly.”

22/03767/FUL Chopperpod Cottage Lays Farm, Trading Estate

Conversion of garage to 2 bed dwelling

22/03945/FUL 9 Gainsborough Road

Proposed Front Extension