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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 6<sup>th</sup> February 2023** commencing at 7.30pm in the Baptist Church, High Street, Keynsham.

Signed on 30<sup>th</sup> January 2023

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 6<sup>th</sup> FEBRUARY 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 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 9<sup>th</sup> January 2023 (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 23/00259/FUL - Breaches Farmhouse, Cherwell Road**

Erection of 2 storey extension (Resubmission).

### **8.2 23/00046/FUL - 24 Dartmouth Walk**

Erection of 1no.two bedroom dwelling attached to existing.

### **8.3 23/00043/FUL - 59 The Mead**

Erection of a single storey rear extension and alteration to windows to the rear of the first floor.

### **8.4 23/00104/FUL - 38 West View Road**

Erection of single storey rear extension.

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

Notification of the following decisions that have been received.

### **PERMITTED**

#### **9.1 22/04658/FUL - 75 St Francis Road**

Conversion of hip gable loft with 2no front and 1no rear pitched roof dormers to create additional level and living space. Erection of single storey side extension to provide new entrance and utility space. (Object).

#### **9.2 22/05103/VAR - 20A Charlton Park**

Variation of condition 2 (Plans List) of application 21/05449/FUL (Erection of two-storey side and front extension and single-storey rear extension). (Support).

#### **9.3 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). (Support).

#### **9.4 22/04766/COND – 213 Bath Road**

Discharge of conditions 11 and 13 of application 19/05133/FUL (Demolition of existing bungalow and erection of a 78 bedroom care home (Use Class C2) with associated access, parking, landscaping and site infrastructure). (Support).

#### **9.5 22-/04919/COND – Land and Buildings between The Spinney & 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). (Noted).

### **REFUSED**

#### **9.6 22/02877/PIP - Land to East of Braeside Cottage, Gooseberry Lane**

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

## **10. ITEM DECISION**

**AREA OF GREAT LANDSCAPE VALUE OR LOCAL GREEN SPACE  
DESIGNATION FOR KEYNSHAM NORTH (Attached Saltford's AGLV OR LGS  
designation document for Saltford South)**

Following a Question on Notice from Councillor H MacFie at the Town Council meeting on Tuesday 17<sup>th</sup> January 2023, this matter has been passed to the Planning and Development Committee for consideration.

**RECOMMENDED:**

- (i) *That the Planning and Development Committee decide if it wishes to produce an AGLV or LGS designation document for submission to B&NES.*

If confirmed that a document is to be produced.

- (ii) *To decide if this document is to be produced by a Working Group appointed by the Planning and Development Committee or whether the document is to be produced by officers and brought to Planning and Development Committee for consideration before recommendation to full Council for approval and submission to B&NES Council.*

## 11. ITEM FOR INFORMATION

- (i) **BATH'S CLEAN AIR ZONE CHARGING ORDER - HGV's**

**RECOMMENDED:**

*To note that the Town Council Consultation response in respect of the above was submitted on 19<sup>th</sup> January 2023.*

- (ii) **ADOPTION OF LOCAL PLAN PARTIAL UPDATE (LPPU) AND SUPPLEMENTARY PLANNING DOCUMENTS (SPDS) (Statement attached)**

Notice has been received from Bath and North East Somerset Council informing the Town Council that B&NES adopted the Local Plan Partial Update (LPPU) on 19<sup>th</sup> of January 2023. This means that the LPPU now forms part of the Council's statutory Development Plan, including for the purposes of determining planning applications.

Along with the LPPU, the Council has recently adopted three Supplementary Planning Documents (SPDs); Planning Obligations, Sustainable Construction Checklist and Transport Development. These documents are material considerations in determining planning applications and provide further guidance and information on specific areas related to the Local Plan.

The adopted Local Plan and SPDs are now available for public inspection on the Council's website: <https://beta.bathnes.gov.uk/local-planning-policy-and-guidance>

- (iii) **9 GAINSBOROUGH ROAD KEYNSHAM – PROPOSED FRONT EXTENSION**

Notice has been received from Bath and North East Somerset Council that the above application will be considered by the Planning Committee at its meeting to be held on 8 February 2023 at **The Guildhall, High Street, Bath** commencing at **2:00pm**. The papers for this meeting will be available for public inspection on the Council's website at [www.bathnes.gov.uk](http://www.bathnes.gov.uk) 5 working days prior to the date of the meeting. For information about your right to speak at committee, please go to the [Development Management \(Planning\) Public speaking scheme](#) web page. Alternatively, please contact Democratic Services on the number below. If you do not have access to the internet, self-service computers are available at Council Connect Offices at One Stop Shop, 3-4 Manvers Street in Bath, Riverside in Keynsham and The Hollies in Midsomer Norton. Council Connect staff are available help you to use the computers if you need assistance.

Should you wish to discuss this application or seek any further information, please contact the case officer, Paige Moseley on 01225 477162 and please inform Democratic Services on (01225) 394357 no later than 5pm on the Monday prior to the meeting if you would like to attend the meeting and speak.

**12. LIST OF OUTSTANDING PLANNING APPLICATIONS (SEE PAGES 7 -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 6<sup>th</sup> March 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 30.01.2023.

**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 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.

### **21/02343/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 19<sup>th</sup> October 2022

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

### **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