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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 27th March 2023** commencing at 7.30pm in the Baptist Church, High Street, Keynsham.

Signed on 20th March 2023

A handwritten signature in black ink, appearing to read "K. Sears".

Katherine Sears
Katherine Sears, Deputy 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 27th MARCH 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 signing and confirmation of Minutes of the Planning & Development Committee meeting held on Monday 6th March 2023 (previously circulated) will be deferred until 22nd May 2023

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 23/00985/FUL Flat 1 2-4 High Street

Replacement of existing windows and doors on road (NE) facing elevation with new timber to match. Replacement of existing doors and windows to rear (SW) elevation with new uPVC to match existing style and opening pattern (Works to 8no. self-contained flats only at 2-10 High Street, not to commercial properties below).

8.2 23/000986/LBA Flat 1 2-4 High Street

Internal and external works for the replacement of existing windows and doors on road (NE) facing elevation with new timber to match. Replacement of existing doors and windows to rear (SW) elevation with new uPVC to match existing style and opening pattern (Works to 8no. self-contained flats only at 2-10 High Street, not to commercial properties below).

8.3 23/00733/FUL – 186 Park Road
Erection of an amenity/store building (Retrospective)

8.4 23/00758/FUL – 8 Tamar Road
Erection of first floor side and rear extension new hipped roof.

TREWORKS NOTIFICATIONS

8.5 23/00925/TCA – 17 Wellsway
Beech T1 – crown thin by up to 25%. Horse Chestnut T2 – fell.

9. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL
Notification of the following decisions that have been received.

PERMITTED

9.1 22/04670/REG03 - 22 Temple Street
General repairs and replacement windows and downpipes to the first-floor street elevation of no.20-30 Temple Street. Refurbishment of shopfronts at no.20 and no.22 Temple Street. (Support)

NO OBJECTION

9.2 23/00417/TCA – 4 Avon Road
Hawthorn T1 – fell to near ground level (noted)

10. APPEAL DECISION

11. ENFORCEMENT NOTICE RECEIVED

11.1 23/00105/UNDEV – The Wright Butcher, 9 High Street
Re: New Roller Shutter Installed (Appeal Attached)

12. ITEM DECISION

KEYNSHAM TOWN COUNCIL LOCAL GREEN SPACE/AREA OF GREAT LANDSCAPE VALUE UPDATED DRAFT DOCUMENT (ATTACHED)

The Town Council's proposed AGLV/LGS document was forwarded to Saltford Parish Council for comments and the following comments have been received: -

The document looks excellent and is sufficiently comprehensive.

An amendment was suggested for page 8 and this is shown in blue on the attached updated document.

Saltford have requested a statement in support of their submission and this had been added to page 2 on the attached draft document in blue.

RECOMMENDED:

- (i) To receive the attached document with amendments and additions from Saltford Parish Council.*
- (ii) That the updated document be sent to B&NES Council and shared with Saltford Parish Council.*

13. ITEM FOR INFORMATION

- 13.1 Appeal Ref: 3313592 Former Garden Centre Whitegate Nurseries**
Appeal hearing confirmation for 9th May, notice attached.

14. APPEAL NOTICE

- 14.1 22/04059/FUL 7 Kennet Road**
Appeal Reference 23/0008/HOUSE (Appeal Notice attached)
Demolition of single-storey outbuildings. Erection of single storey porch and rear extension. Two-storey side extension. Alterations to drive, including widening of access.

15 LIST OF OUTSTANDING PLANNING APPLICATIONS (SEE PAGES 6 -8).

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 17th April 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

20/03152/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.

21/02343/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

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

Conversion of garage to 2 bed dwelling

22/04597/COND Ministry of Defence Storage and Distribution Centre, Pixash Lane

Discharge of conditions 13, 14 and 28 of application 22/02206/VAR (Variation of conditions 2, 3, 4, 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) BANES Parks and Grounds maintenance storage; (viii) BANES Highways winter service and salt store; and ancillary offices).).

27/02 – Emailed Case Officer for update

21/04809/FUL The Old Bank, 20 High Street

Erection of wooden fencing to rear (retrospective) (Support)

27/02/23 – Emailed Case Officer for update.

01/03/23 – Case officer called, due to the sudden passing of the landlord, he will be requesting an extension on the target decision date.

22/05183/FUL Goodfield House, 92 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 (Support)

21.03 – Requested update from case officer