



Dawn Drury – Town Clerk
15-17 Temple Street,
Keynsham, Bristol BS31 1HF
Office telephone: 0117 9868683
Temp Telephone: 07904 161097
E-mail: townclerk@keynsham-gov.uk
www.keynsham-tc.gov.uk

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 17th April 2023** commencing at 7.30pm in the Baptist Church, High Street, Keynsham.

Signed on 10th April 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.

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 17th APRIL 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 6th March and Monday 27th March 2023 (previously circulated) be confirmed as a true record and signed by the Chairman. To note there was an amendment to minutes for 27th March; 198.3 change from SUPPORT to NOTED as agreed in the meeting.

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. 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).

7. CONSULTATION ON PLANNING APPLICATIONS

7.1 23/01107/FUL – 14 Chaffinch Avenue

Erection of single storey side extension.

7.2 23/01283/VAR – 26 Gaston Avenue, Keynsham

Variation of conditions 9 (Parking (Compliance)) and 11 (Plans List (Compliance)) of application 20/00563/FUL (Erection of 1 no 1 bed dwelling).

7.3 23/01304/FUL – Flat 1 39 High Street

Installation of 4 no. replacement windows.

7.4 22/05156/REG03 – St Keyna Primary School, Monmouth Road

Erection of two storey building including 6 no. additional classrooms, additional social/dining facilities with ancillary functions and additional SEN quiet rooms and SENCo office. Creation of additional car parking facilities increased soft and hard play areas and associated landscaping.

7.5 23/01172/FUL – Barn Cottage, Old Bristol Road

Erection of garage/carport.

7.6 23/00874/FUL – 11 The Brambles

Erection of a single storey rear extension. (Revised proposal).

7.7 23/00702/FUL – 5 The Homestead
Erection of single storey rear extension with flat roof (Retrospective).

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

PERMITTED

8.1 23/00478/FUL – 38 High Street, Keynsham
Installation of 5no windows and 1no door on the side southern elevations to existing offices. (Support)

8.2 23/00460/FUL – 53 Warwick Road, Keynsham
Erection of single storey front extension and a first-floor rear extension on columns (support).

9. ITEM DECISION

9.1 22/03767/FUL Chopperpod Cottage, Lays Farm Trading Estate.
Decision notice attached, permitted. (Object).

10. ENFORCEMENT NOTICE RECEIVED

10.1 23/00135/NONCOM Keynsham Paper Mill Avon Mill Lane Keynsham
Re: Non-compliance with condition 6 of 21/01225/FUL (see attached).

11. LIST OF OUTSTANDING PLANNING APPLICATIONS (SEE PAGES 5 - 7).

12. 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 22nd May 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 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.

22/03255/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