



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 David Brassington, Caitlin Brennan, Clive Fricker (Chair), Alan Greenfield (Vice Chair), Chris Davis, Martin Burton and Edmund Cannon.

c.c. All other Councillors

Dear Councillor

You are invited to a meeting of the **PLANNING & DEVELOPMENT COMMITTEE** on **Monday 22nd May 2023** commencing at 7.30pm in the Baptist Church, High Street, Keynsham.

Signed on 15th May 2023

A handwritten signature in black ink, appearing to read "Dawn", enclosed in 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 22nd MAY 2023.

1. ELECTION OF CHAIRMAN 2023/2024

RECOMMENDATION:

To note that Cllr Clive Fricker has been elected as the Chair of the Planning and Development Committee for the Municipal Year 2023/2024.

2. ELECTION OF VICE CHAIRMAN 2023/2024

RECOMMENDATION:

To note that Cllr Alan Greenfield has been elected as the Vice Chair of the Planning and Development Committee for the Municipal Year 2023/2024.

3. MEMBERSHIP OF THE PLANNING AND DEVELOPMENT COMMITTEE 2023/2024

RECOMMENDATION:

To note that Councillors Clive Fricker, Alan Greenfield, David Brassington, Caitlin Brennan, Martin Burton, Edmund Cannon and Chris Davis are the appointed members of the Committee for the Municipal Year 2023/2024, as agreed at the Annual Meeting of the Town Council on 11th May 2023.

4. APOLOGIES FOR ABSENCE

To receive apologies for absence.

5. 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).

6. 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.

7. TERMS OF REFERENCE

NAME OF COMMITTEE	PLANNING & DEVELOPMENT Committee
MEMBERSHIP WITH VOTING RIGHTS	7 members of the Town Council
FUNCTIONS	(i) Receive planning applications and related matters; consider comments and forward decisions, observations and comments to Bath & N.E. Somerset Council and/or any other appropriate authority. (ii) To make observations/comments on planning policies and detailed local plans appropriate to the Town and make recommendations to the full Town Council. (iii) To make observations/comments on tree preservation orders and listed building consents. (iv) To deal with all matters relating to the creation, diversion and closure of public rights of way and open green spaces. (v) To comment on Traffic Orders to B&NES Council on Traffic Management matters. (vi) Comment on license applications. (vii) Nominate speaker(s) to represent the Town Council at B&NES Council planning meetings/committees.
DELEGATED POWERS	The Planning Committee are authorised to make decisions on behalf of Keynsham. Town Council with regard to all functions.
REFERRED BUSINESS	To consider and make recommendations to the Town Council on the following matters - <ul style="list-style-type: none"> • To make observations/comments on the Core Strategy, planning policies and detailed local plans appropriate to the Town.
QUORUM	3 members of the Planning Committee
FREQUENCY OF MEETINGS	Every 3 weeks

RECOMMENDATION:

To consider the Terms of Reference for the Planning and Development Committee and make a recommendation to full Council of any amendments required.

8. RECORD OF PREVIOUS MEETINGS

RECOMMENDATION:

That the Minutes of the Planning & Development Committee meeting held on Monday 17th April 2023 (previously circulated) be confirmed as a true record and signed by the Chairman.

9. 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.

10. 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.

11. 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).

12. CONSULTATION ON PLANNING APPLICATIONS

12.1 23/01514/FUL 21 Balmoral Road

Erection of two storey side and single storey rear extension following demolition of existing outhouse.

12.2 23/01283/VAR 26 Gaston Avenue

Variations to conditions 9 (parking (Compliance)) and 11 (Plans List (Compliance)) of application 20/00563/FUL (Erection of 1 no 1 bed dwelling).
(Change to Block Plan)

12.3 23/01326/AR – Mokka Blc, 34 High Street

Display of 3 no. externally illuminated fascia signs (Retrospective).

12.4 23/01678/FUL 12 Lyndhurst Road

Erection of double storey rear and side extension.

12.5 23/01621/FUL 17 Medway Drive

Erection of double garage side extension.

12.6 23/01662/FUL 85 The Mead

Proposed single storey extension to create larger kitchen dining.

TREWORKS

12.7 23/01643/TCA Limekilns Woodland, Limekilns Close

T6 (Maple) – Fell and treat stump with eco plugs.

13. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

Notification of the following decisions that have been received.

PERMITTED

13.1 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).

- 13.2 23/01107/FUL 14 Chaffinch Avenue**
Erection of single storey side extension (Support).
- 13.3 23/00259/FUL Breaches Farm House, Cherwell Road**
Erection of 2 storey extension (Resubmission). (Object).
- 13.4 22/03767/FUL Chopperpod Cottage, Lays Farm, Trading Estate**
Conversion of garage to 2 bed dwelling (Object).
- 13.5 23/00240/FUL 9 Severus Street**
To relocate an existing fence and erect a new fence, to match existing, on the front elevation of the property (Support).
- 13.6 23/00758/FUL 8 Tamar Drive, Keynsham**
Erection of first floor side and rear extension new hipped roof (Support).
- 13.7 23/00874/FUL 11 The Brambles**
Erection of a single storey rear extension (Revised proposal). (Support).
- 13.8 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. (Support).

NO OBJECTION

- 13.9 23/00925/TCA 17 Wellsway, Keynsham**
Beech T1 – crown thin by up to 25%. Horse Chestnut T2 = fells.

14. ITEM DECISION

- 14.1 CONSULTATION ON A REGISTRATION SCHEME FOR SHORT-TERM LETS IN ENGLAND (SEE ATTACHED).**

RECOMMENDATION:

To consider responses to the above consultation.

15. ITEMS FOR INFORMATION

There are none.

16. LIST OF OUTSTANDING PLANNING APPLICATIONS (SEE PAGES 8 -9)

17. 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 19th June 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 15.05.23

NOTE: 8 WEEKS FOR MINOR APPLICATIONS AND 13 WEEKS FOR MAJOR APPLICATIONS

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.”

27.02.23 – requested update from Case Officer

Response – “We have just received some new information for the application confirming cleaning and testing works for the boreholes have taken place and this information is being reviewed by the drainage team. I am hopeful this means that we can bring the application to a close soon.”

12.05.23 – Requested update from Case Officer.

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

27/02/22 – Requested Update from Case officer.

Response stating “We are in the process of drafting the s106 agreement to secure the heads of terms set out in the committee report. These things can either move reasonably quickly or take a bit of time, so it is difficult to say how long it will be until the agreement is completed and the planning permission can be issued.”

12/05/23 – Requested update from Case Officer.

15/05/23 – “Things on this s106 agreement have progressed and I am hopefully that the final agreement can be signed and completed by the end of this week and the planning permission officially issued.”

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.

17/04/23 – Requested update from Case Officer

12/05/23 – Requested update form Case Officer

23/00660/FUL - Systopia Consulting Limited Proximity House, Pixash Business Centre, Pixash Lane

Construction of 2no. industrial units (Use class B2, B8, E(g)) with associated parking, external yards, landscaping and services. (Support)

12/05 – requested update from Case Officer