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To All Members of the Planning and Development Committee: Cllrs Dave Brassington, Caitlin Brennan, Martin Burton, Clive Fricker (Chair), Alan Greenfield, Edmund Cannon and Chris Davis.

c.c. All other Councillors

Dear Councillor

You are invited to a meeting of the **PLANNING & DEVELOPMENT COMMITTEE** on **Monday 19<sup>th</sup> June 2023** commencing at 7.30pm in the Baptist Church, High Street, Keynsham.

Signed on 12<sup>th</sup> June 2023

A handwritten signature in black ink, appearing to read "Dawn Drury", 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 19<sup>th</sup> JUNE 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 22<sup>nd</sup> May 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 23/02002/FUL 46 Bath Road, Keynsham**

Erection of a two storey and single storey rear extension. Addition of a Juliette balcony and aluminium framed glazing to replace rear bedroom window. Addition of a Velux skylight to the front and west, and a dormer window to the rear.

### **8.2 23/01913/FUL 73 Bath Road, Keynsham**

Erection of two storey rear extension.

### **8.3 23/01679/FUL 138 Bath Road, Keynsham**

Conversion of detached garage at rear of property into a home salon.

### **8.4 23/02079/FUL 124 Charlton Road, Keynsham**

Erection of single storey rear extension.

- 8.5 23/02031/AR British Heart Foundation, 59 High Street**  
Display of non-illuminated GRP timber effect facia sign with decorative moulded trim with applied pre-spaced white vinyl text and logo, and non-illuminated projecting sign GRP timber effect with decorative moulded trim.
- 8.6 23/01797/FUL 41 Severus Street, Keynsham**  
Solid panel roof extension to the rear of the dwelling.
- 8.7 23/01873/PIP 62 St Clement's Road**  
Application for Permission in Principle for the development of the site to provide a minimum of four dwellings and a maximum of six dwellings, together with associated hard/soft landscape works and drainage.
- 8.8 23/01906/VAR 11 Winscombe Close, Keynsham**  
Variation of condition 2 (Plans List) of application 22/02484/FUL. (The erection of one 3-bed dwelling to the side of 11 Winscombe Close with associated works). (The applicant has requested that the loft be shown with a dormer to show additional bedroom and ensuite space.)

## TREWORKS

- 8.9 23/01746/TPO Abbotshill, Durley Park, Keynsham**  
Leyland Cypress (H1) and Hawthorn (T4) – Remove.
- 8.10 23/0194/TPO 29 Bath Road, Keynsham**  
Black Pine T1 – fell.
- 8.11 23/01946/TCA Winnies Barn, St Clement's Road, Keynsham**  
Hawthorn Hedge H1 - reduce the section to 2 metres and maintain at this height.  
Willow tree - T2 - Remove to reduce any future risk to the property.

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

Notification of the following decisions that have been received.

### PERMITTED

- 9.1 23/01304/FUL Flat 1, 39 High Street**  
Installation of 4 no. replacement windows. (Support).
- 9.2 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. (Object).

**9.3 23/00733/FUL 186 Park Road, Keynsham**

Erection of an amenity/store building. (Retrospective). (Noted).

**9.4 21/02343/VAR Taylor Wimpey Residential Development Parcel 4200 Park Road, Keynsham**

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). (Object).

**CONSENT**

**9.5 23/01326/AR Mokka Blc 34 High Street**

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

**WITHDRAWN**

**9.6 23/01172/FUL Barn Cottage, Old Bristol Road, Keynsham**

Erection of garage/carport. (Support)

**NO OBJECTION**

**9.7 23/01643/TCA**

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

**9.8 23/01641/TCA**

T1 (Maple) – Fell and treat stump with eco plugs. (Noted).

**10. APPEAL DECISION(S)**

There are none.

11. KEYNSHAM TOWN COUNCIL 4 YEAR PLAN (attached)

**RECOMMENDATION:**

*To consider the KTC 4 Year Plan and to make a recommendation to full Council of any amendments or additions required.*

12. ENFORCEMENT

12.1 9 High Street – Old Butchers

*Email reply from Duncan Hounsell:*

*“Dear Andy,*

*You (or Keynsham Town Council) need to submit a report of each alleged planning contravention.*

*The link to do it is below. See the bar -" make a report..."*

*Each opened case is assigned a case number and then allocated to a case officer to whom correspondence can be sent and a dialogue entered into.*

*There are over 400 open enforcement cases in B&NES following short-staffing and so on but the enforcement section is now up to strength.*

*The value of the Town Council submitting the original report is that it shows the seriousness of what is alleged and ensures that the KTC gets the feedback.*

*This could be an agenda item for the next KTC planning committee. Saltford PC has done this where the alleged contravention has a village-wide significance.*

*Although not in the planning enforcement team, you could speak to or email Paula Freeland who is team manager for planning AND conservation.*

*She may be able to give useful advice and info.*

*The Head of Planning enforcement, Neil Howat, could be useful later.*

*There is no short cut. A case has to be opened, a case number allocated, and a case officer assigned.*

*Good luck”*

*Duncan*

**RECOMMENDATION:**

*To decide whether to raise an enforcement notice.*

## 13. ITEM DECISION

### 13.1 Manor Woods Consultation (see attached)

**RECOMMENDED:**

*To complete the Manor Road Community Woodland Consultation Questions.*

### 13.2 Local Green Space Review (see attached letter and appendix 1)

Dear Sir / Madam,

Local Green Space Review

Bath and North East Somerset Council (B&NES) is at the early stage of preparing its new Local Plan, which will establish the planning framework to guide future change in B&NES up to 2042. It will contain a vision, strategy and policies to guide and manage how the district grows and changes over the next 20 years and how planning applications for new development will be decided.

In addition to allocating development sites the new local plan will seek to identify green areas of particular importance to be designated as Local Green Spaces. This is in line with the National Planning Policy Framework (NPPF), and Planning Practice Guidance (PPG) which encourages local communities to identify and nominate green areas of particular importance to them for special protection.

You have been identified as a local community organisation/group with an interest in this process and are therefore invited to put forward sites for consideration. It should be noted that local green spaces are already designated through the Placemaking Plan and therefore, please only put forward any additional sites for consideration. The attached letter and appendix set out further details and guidance on the nomination process.

Please can nominated sites be submitted to the Council by Friday 5pm 14th July 2023 in order to enable consideration in preparing the Local Plan Options document. If Parish/Town Council meetings are taking place after this date Parishes may wish to submit spaces subject to formal ratification at the next meeting of the Parish/Town Council.

Regards

Richard Daone

Deputy Head of Planning (Policy)

Bath & North East Somerset Council

[Planning\\_policy@bathnes.gov.uk](mailto:Planning_policy@bathnes.gov.uk)

**RECOMMENDED:**

- (i) *To receive and note the letter.*
- (ii) *To nominate any local green spaces for designation to Bath and North East Somerset Council*

- (iii) *The Town Clerk submit any green space nominations to Bath and North East Somerset Council*

### 13.3 PCAA PLANNING REPORT (see attached)

*RECOMMENDATION:*

*To consider whether to comment to North Somerset Council.*

### 14. ITEMS FOR INFORMATION

#### 14.1 23/01283/VAR 26 Gaston Venue

*RECOMMENDATION:*

*To receive and note that this application was referred to the Chair and Vice Chair given the call in and opposition of the Town Council. Both resolved to delegate the decision to officers. We will be notified when a decision is formally issued.*

#### 14.2 23/P/1039/AOC Bristol Airport

*RECOMMENDATION:*

*To receive and note the PCAA objection to planning application 23/P/1039/AO – Request to discharge conditions 20 & 25 (Integrated Landscape and Biodiversity Mitigation and Management Plan details), Condition 23 (Biodiversity Construction Management Plan details) and Condition 24 (Scheme of Grassland Mitigation and Translocation) on application 18/P/5118/OUT - Bristol Airport Ltd*

### 15. LIST OF OUTSTANDING PLANNING APPLICATIONS (SEE PAGES 9).

### 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 17<sup>th</sup> July 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 12.06.2023.**

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

**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*

*30/05/23 – Requested update from Case Officer, reply received: Sorry for not responding sooner.*

*I still don't have an update on this one, but I have noticed that the pub has recently changed their roadside signage, which would likely require listed and advert consent.*

*I will be writing to the pub this week about both issues.*

**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*

**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). (Support)

*30/05 – Revised drawings uploaded. Decision target date 30/06/23*