



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, Martin Burton, Edmund Cannon, Chris Davis, Clive Fricker (Chair) and Alan Greenfield.

c.c. All other Councillors

Dear Councillor

You are invited to a meeting of the **PLANNING & DEVELOPMENT COMMITTEE** on **Monday 17th July 2023 commencing at 7.30pm** in the Baptist Church, High Street, Keynsham.

Signed on 10th July 2023

A handwritten signature in black ink, appearing to read "Dawn", enclosed within a simple, hand-drawn oval border.

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 JULY 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 19th June 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 23/02343/FUL 7 Arcadius Way

Proposed garage conversion with associated works.

8.2 23/02107/AR Land Parcel 0005 Bath Road

Display of Land Acquired V-sign advertisement boards, mounted on poles.

8.3 23/01679/FUL 138 Bath Road

Change of use of detached domestic garage at rear of property to a salon.

8.4 23/02438/FUL 17A Caernarvon Road

Installation of a dropped kerb access to existing garden and hardstanding area for parking and charging of an electric vehicle.

- 8.5 23/02374/FUL Barn Cottage Old Bristol Road**
Erection of single storey rear extension (resubmission).
- 8.6 23/02383/FUL 22 Priory Road**
Installation of window to replace the garage door and new garage roof with velux rooflight.
- 8.7 23/02426/FUL 37 St George's Road**
Erection of front porch extension.
- 8.8 23/02296/CLPU Appledore, Stockwood Hill – NOW WITHDRAWN**
Installation of solar panel racks/mountings to hold 20 solar panels (Certificate of Lawfulness for a Proposed Development).
- 8.9 23/02234/FUL 1 Trent Grove**
Erection of single storey side extension, following demolition of existing structure and construction of new garage roof at higher level.
- 8.10 23/02155/CLEU Uplands Farm Barns, Wellsway**
Change of use from agricultural barns to 4 no. dwelling houses (use class C3).
(Certificate of Lawfulness of Existing Use)

TREWORKS

- 8.11 23/02514/TCA Helena Court Dapps Hill**
T4-Loquat-crown reduce by 2m.
- 8.12 23/02182/TCA Stowood Cottage, 34 Dapps Hill**
T1 (Hornbeam)- fell. T2 (Sycamore)- fell and plant magnolia tree as replacement.

9. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

Notification of the following decisions that have been received.

PERMITTED

- 9.1 23/01514/FUL 21 Balmoral Road, Keynsham**
Erection of two storey side and single storey rear extension following demolition of existing outhouse. (Support).
- 9.2 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). (Object)
- 9.3 23/00985/FUL Flat 1 2 - 4 High Street**
Replace sash windows W1-W4 on the rear elevation (Flat 8) with new

hardwood timber-framed sash windows with Fineo vacuum insulating glazing units. (Support).

9.4 23/01678/FUL 12 Lyndhurst Road

Erection of double storey rear and side extension. (Support).

9.5 23/01621/FUL 17 Medway Drive

Erection of double garage side extension. (Support).

9.6 23/01797/FUL 41 Severus Street

Solid panel roof extension to the rear of the dwelling. (Support).

9.7 23/00702/FUL 5 The Homestead, Keynsham

Erection of single storey rear extension with flat roof. (Retrospective). (Object).

9.8 23/01662/FUL 85 The Mead Keynsham

Proposed single storey extension to create larger kitchen dining. (Support).

CONSENT

9.9 23/01794/TPO 29 Bath Road Keynsham

Black Pine T1 – fell. (Noted).

9.10 23/01746/TPO Abbotshill Durley Park

Leyland Cypress (H1) and Hawthorn (T4) – Remove. (Noted).

9.11 23/00986/LBA Flat 1 2 - 4 High Street

Replace sash windows W1-W4 on the rear elevation (Flat 8) with new hardwood timber-framed sash windows with Fineo vacuum insulating glazing units. (Support).

NO OBJECTION

9.12 23/01946/TCA Winnies Barn, St Clements Road

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. (Noted).

WITHDRAWN

9.13 23/02296/CLPU Appledore, Stockwood Hill

Installation of solar panel racks/mountings to hold 20 solar panels. (Certificate of Lawfulness for a Proposed Development).

10 ITEM DECISION

10.1 22/00453/UNAUTH 19 Temple Street, Barbershop

Response from Enforcement officer, this has been forwarded to the HAZ Team in BANES with our concerns that this is not in keeping with the conservation area, not a suitable response.

Hi Katherine,

Thank you for your emails and apologies for the delay in providing you with an update on this case.

Enforcement cases are not publicly available to view via the Council website like development applications are. Complainants details are kept confidential and so they are updated individually.

I visited the premises and informed the owners that the shop frontage advertisements do not benefit from an exemption or deemed consent under the Town and County Planning (Control of Advertisements) (England) Regulations 2007. As a result, they would require advertisement consent and so they should submit an application to try authorise them. Since my visit I reached out to them via email several times, unfortunately they have not complied with my advice of submitting an application, thus the advertisements remain unauthorised. Because of this, we have had to assess the expediency of pursuing formal action. However, as there are other shops in the near vicinity with very similar advertisements, this premises' shop front could not be considered incongruous to the surrounding area. Therefore, it would not be a proportionate response to pursue formal action for this one premises whilst there are similar shop fronts remaining. Therefore, I'm afraid we won't be able to pursue this matter further.

Kind regards,

*Georgia Gullick
Planning and Enforcement Officer
Development Management
Bath & North East Somerset Council*

RECOMMENDATION:

To receive and note the response from the enforcement officer and to decide whether further action is required.

11. ITEM FOR INFORMATION

11.1 23/00105/UNDEV The Wright Butcher, 9 High Street

Response from Enforcement Officer:

Good morning,

I am writing to update you on the enforcement case we have been dealing with regarding the Keynsham Minimarket (9 High Street, Keynsham).

I have been in contact with the owners of the business to request that the illuminated signs be removed and inform them that other permissions are required for the shop front, which may not be granted if applied for in its current form. I visited the shop last Friday and was pleased to see that the illuminated hanging sign had been removed and the shutter painted grey. Whilst this was welcomed and does partly address the issue, I have made the owners of the business aware that this does not fully solve the breaches of planning control and the other illuminated sign will need to be removed, in addition to further alterations to the shop front. I am awaiting contact from them this week and if we don't hear anything by this Friday, we will be considering the expediency of further action and will be visiting the shop again.

Whilst we are aware that the current shopfront appears inappropriate in the location and is unlikely to get permission, we always try and resolve breaches of planning control through informal means in the first instance and in this case, we have managed to negotiate partial compliance. We hope to be able to work with the business owners to find a resolution as soon as possible. I will endeavor to keep you updated when we have made any further progress on this, but please let me know in the meantime if you have any further questions.

Kind regards,

*Planning & Enforcement Officer
Development Management
Bath & North East Somerset Council*

RECOMMENDATION:

To receive and note the confirmation from the enforcement officer.

11.2 TRO TO REDUCE THE SPEED LIMIT TO 20 M.P.H. ON THE SECTIONS OF MANOR ROAD AND COURTNEY ROAD BETWEEN SALTFORD AND KEYNSHAM

Those present at the meeting to assess the lanes for a TRO to reduce speed limits to 20 m.p.h. agreed Keynsham Town Council (KTC) and Saltford Parish Council (SPC) would include in their agendas (late July and early September respectively) to resolve to request a B&NES Council TRO to reduce the speed limit on the sections of Manor Road and Courtney Road between Saltford and Keynsham (e.g. where currently 60mph/NSL). This would be in the interests of safety and to encourage active travel.

Preference by all was for the speed limit to reduce to 20mph - for safety reasons, and in line with the current speed limits either end of both roads - however it was acknowledged that as neither section of road was a residential area that 30mph was likely to also be acceptable to both Councils.

It was acknowledged that other traffic calming measures were required but that these would need to be appropriate to the rural setting of Manor Woods and the 'lanes', and for environmental reasons (whilst also achievable in light of B&NES Council's budget limitations). Further to replacement signposts with 20 (or 30) roundels, regularly placed white 20/30

speed roundels on the highway were recommended. It was recommended that 'red triangle' warning signs for children/pedestrians and cyclists should be added further to the horse rider warning signs.

Appropriate traffic calming measures were also recommended at the 'crossing' between sections of Manor Woods over Manor Road highway, with action taken to define it as a pedestrian crossing point via e.g., signage, limited road markings in keeping with the area, or possible raised paving or curbs to better define the crossing.

Reasons:

It is understood that residents in Saltford and Keynsham would be in favour of a reduction in speed limit. These sections of highway are regularly used by Saltford's school children walking or cycling to Wellsway School; as well as by many cyclists, horse riders and pedestrians from both Saltford and Keynsham. Such measures would improve safety for those in vehicles also.

This request fits in with B&NES Council's interest in improving active travel. By making the area safer more people are likely to use these sections of highway to walk and cycle.

It was viewed that that in light of the current B&NES Council consultation about improvements at Manor Woods, reducing the speed limit and adding traffic calming measures would be an appropriate addition as part of making Manor Woods a more accessible and enjoyable place to visit.

It was acknowledged that the use of the lanes was likely to increase due to the planned housing developments at Minsmere Road and 'Withies Green', by those in vehicles as well as by pedestrians, cyclists and horse riders. As such the need for improved safety should be reconsidered at this location due to anticipated heavier use in the future.

Action:

If resolved at both KTC and SPC meetings, it was agreed that each Council would inform the other of the resolution then submit an individual TRO request to B&NES Council, stating as part of their submission that the two Councils were in agreement e.g. in essence it was a joint request from KTC and SPC.

RECOMMENDATION:

To recommend to full Council at its meeting on 25th July that Keynsham Town Council submit a TRO request to B&NES Council for the speed reduction, as above.

12. LIST OF OUTSTANDING PLANNING APPLICATIONS (SEE PAGE 9).

RECOMMENDATION:

To receive and note the outstanding planning applications.

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 7th August 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 10.07.2023.

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.

21/06/23 Requested update from 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

21/06 – requested update from Case Officer

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. (Support)

21/06/23 – Requested update from case officer.

26/06/23 – Response from case officer: “No decision has been reached yet on the application. I am currently working through some issues with the Applicant relating to highways, ecology, trees and community access to the proposed replacement sports facilities. I have just returned from a few weeks off so will be picking these issues up in the hope of progressing towards a decision in the near future.”