



Dawn Drury – Town Clerk
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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 4th September 2023** commencing at 7.30pm in the Baptist Church, High Street, Keynsham.

Signed on 29th August 2023

A handwritten signature in black ink, appearing to read "Dawn Drury".

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 4TH SEPTEMBER 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 7th August 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 23/03037/VAR TA Centre, Ashmead Road

Variation of condition 9 (plans list) if application 20/01912/FUL (Erection of a vehicle workshop and storage extension following demolition of existing vehicle workshop and storage extension building. Replacement of existing adjacent mobile accommodation hut with new).

8.2 23/02888/FUL Shalom, Dragons Gill Close

Change of use from dwellinghouse (Use Class C3) to residential children's care home (Use Class C2).

8.3 23/01398/LBA Keynsham Conservative Club, 22 High Street

External alterations to repaint front elevation (Retrospective).

- 8.4 23/02836/FUL 77 Manor Road**
Erection of first floor side extension containing an additional bedroom and a bathroom over existing garage and entrance hall.
- 8.5 23/00691/FUL 4 Monmouth Road**
Erection of new attached dwelling.
- 8.6 23/02921/FUL Appledore, Stockwood Hill**
Installation of 20no. solar panels on flat roof.
- 8.7 23/02775/AR Savour, 22 Temple Street**
Display of 2 no. non-illuminated high level swing signs at 20-22 Temple Street.
- 8.8 23/02782/FUL Somerdale Pavilion, Tiberius Road**
Provision of a covered seating area, covered standing area, canopy, fencing and hardstanding.
- 8.9 23/03139/FUL 6 Summerleaze**
Erection of two storey side extension.
- 8.10 23/02157/LBA Uplands Farm Barns, Wellsway**
Internal and external alterations for the conversion of agricultural barns into 4no. dwellings (Regularisation of alterations to previous consent granted on 13/05006/LBA).

TREWORKS

- 8.11 23/03100/TCA 45 Bath Hill**
T1 – Crab Apple, fell.
- 8.12 23/02846/TPO 33 Bath Road**
Ash T1 – fell due to infection of Ash die back.

9. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

Notification of the following decisions that have been received.

PERMITTED

- 9.1 23/02343/FUL 7 Arcadius Way**
Proposed garage conversion with associated works. (Support).
- 9.2 23/01913/FUL 73 Bath Road, Keynsham**
Erection of two storey rear extension (Support).

9.3 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. (Support).

9.4 23/02374/FUL Barn Cottage, Old Bristol Road

Erection of single storey rear extension (resubmission) (Support).

9.5 23/02383/FUL 22 Priory Road

Installation of window to replace the garage door and new garage roof with Velux rooflight (Support).

9.6 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 five dwellings, together with associated hard/soft landscape works and drainage. (Object).

9.7 23/02426/FUL 37 St George's Road

Erection of front porch extension (Support).

CONSENT

9.8 23/02107/AR Land Parcel 0005 Bath Road

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

LAWFUL

9.9 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). (Support).

REFUSED

9.10 23/02524/FUL 15 Lulworth Road

Erection of side extension and loft conversion (Object).

NO OBJECTION

9.11 23/02514/TCA Helena Court Dapps Hill

T4-Loquat-crown reduce by 2m (Noted).

10. FOR INFORMATION

10.1 NOTICE OF PUBLIC PATH CREATION ORDER (See Attached)

Recommendation:

To decide whether any representation or objection to be made to the Rights of Way Team by 12th September 2023.

10.2 23/00292/LBWORK Rookehill Farmhouse (See Attached)

Recommendation:

To receive and note the email from the BANES Planning and Enforcement Officer.

10.3 Bristol Airport's Application for Level 3 Coordination: Consultation outcome

Email received in respect of Bristol Airport's Application for Level 3 Coordination.

Detail of outcome

The Secretary of State for Transport has approved Bristol Airport's request to be designated as Level 3 coordinated and Airport Coordination Limited (ACL) as the slot coordinator for Bristol Airport.

To assist you - What does a fully coordinated airport mean for airlines?

Airports where airline demand exceeds the capability of the airport require a level of coordination to manage demand. Planned flight times are adjusted so demand remains within airline and passenger service level expectations.

Recommendation:

To receive and note the email from the Department for Transport

10.4 MAKING BIG CHOICES ON TRANSPORT BETWEEN BRISTOL AND BATH

Consultation from 21st August to 1st October. www.haveyoursaywest.co.uk

Recommendation:

To receive and note the Consultation.

11. LIST OF OUTSTANDING PLANNING APPLICATIONS (SEE PAGES 7 -8).

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 2nd October 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 28.08.23.

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

01/08/23 Requested update from case officer

01/08/23 Reply from case officer: "I am sorry this one has dropped off my radar.

I am back in the civic center on Thursday when I will visit the site and speak to the owner about the application."

14/08/23 Asked case officer if he has caught up with the owner. Replied saying he is meeting owner tomorrow

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

21/06 – Response from case officer "This is still under consideration. The delay is due to capacity and resourcing issues. The case will be progressed during July when capacity will be available."

01/08 – Requested update from case officer.

08/08 – Reply from Case Officer – "Councillor Andy Wait has called this application into committee. I submitted a committee referral form with an approval recommendation to the Chair and Vice Chair yesterday for their decision as to whether the application will go to committee."

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.”

01/08/23 – Requested update from case officer.

23/01906/VAR 11 Winscombe Close

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). (Object)

21/07/23 – Case Officer requested extension until 18th August.