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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 23<sup>rd</sup> October 2023** commencing at 7.30pm in the Baptist Church, High Street, Keynsham.

Signed on 16<sup>th</sup> October 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.

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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 23<sup>RD</sup> OCTOBER 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 2<sup>nd</sup> October 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 23/03735/FUL 19 Broadlands Avenue**

Extend roof from hip end to gable to provide rear dormer to provide attic bedroom.

### **8.2 23/03390/OUT Treetops Nursing Home, St Clement's Road**

Outline planning application for demolition of existing care home and erection of 2no. three-storey buildings comprising 36no. self-contained flats (Use Class C3), with matters of Access Layout, Scale, and Appearance to be determined.

### **8.3 23/03769/FUL 8 Tamar Drive**

Erection of first floor extension to side and rear elevation.

### **8.4 23/03788/VAR Development Site Next To Somerdale Pavilion, Trajectus Way**

Variation of condition 20 (Plans List (Compliance)) of application 20/03152/FUL (Erection of 44 no. Extra Care units (Use Class C2) and ancillary works including landscaping).

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

Notification of the following decisions that have been received.

### **PERMITTED**

#### **9.1 23/03037/VAR T A 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). (Support).

#### **9.2 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. (Support).

### **CONSENT**

#### **9.3 23/01398/LBA Keynsham Conservative Club, 22 High Street**

External alterations to repaint front elevation. (Retrospective). (Support).

#### **9.4 23/02775/AR Savour, 22 Temple Street**

Display of 2no. non-illuminated high level swing signs at 20-22 Temple Street. (Support).

### **NO OBJECTION**

#### **9.5 23/03100/TCA 45 Bath Hill Keynsham**

T1- Crab Apple, fell (Noted).

### **REFUSED**

#### **9.6 23/00691/FUL 4 Monmouth Road**

Erection of new attached dwelling (Refuse).

## **10. LIST OF OUTSTANDING PLANNING APPLICATIONS (SEE PAGES 6-7).**

## **11. 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 13<sup>th</sup> November 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 16.10.2023.**

**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*

*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.*

*19/09/23 Requested update from case officer*

*19/09/23 Reply from case officer: "I have visited and changed the applicant details over to the current owner. I am going to get an extension of time on the application and hope to have it determined by the end of the month. Could you just remind me if the Town Council commented on the application?" Resent original email with KTC comments of support.*

*17/10/23 Chased Case officer for update*

**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.”*

*This application has been taken to Planning Committee on 20th September at The Guildhall.*

### **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.*

*17/10/23 Chased Case officer for update*

### **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 18<sup>th</sup> August.*

*25/09/23 – Requested update from Case Officer*

*17/10/23 Chased Case officer for update*

### **23/01679/FUL 138 Bath Road**

Change of use of detached domestic garage at rear of property to a salon (support)

*25/09/23 – Requested update from Case Officer*

*26/09/23 - Officers have concerns regarding the compatibility of the proposed development with adjoining uses and the potential impacts on residential amenity. As these concerns are contrary to the views of KTC the application is being referred to the Chair of the Planning Committee who will decide whether the scheme shall be delegated or determined by Committee.*