



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

1

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 5th February 2024** commencing at 7pm in the Baptist Church, High Street, Keynsham.

Signed on 29th January 2024

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

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 5th FEBRUARY 2024

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 8th January 2024 (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. 24/00155/RES - PRESENTATION BY CURO ON BATH ROAD DEVELOPMENT

RECOMMENDATION:

To receive and note the information presented by Curo.

8. 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).

9. CONSULTATION ON PLANNING APPLICATIONS

9.1 24/00155/RES – Land Parcel 0005, Bath Road

Reserved Matters for the development of 208 homes, replacement sports pitch to facilitate expanded primary school, open space, landscaping and all associated infrastructure pursuant to planning permission ref: 20/02673/OUT.

9.2 24/00198/FUL - 9 Julius Place

Erection of Warm-roof conservatory to the rear elevation of the house.

9.3 24/00031/LBA Durley Hill House, Old Bristol Road
Internal alterations to create enlarged opening between kitchen and orangery.

9.4 24/00103/FUL - 1 Severn Way
Erection of 2 no. single storey rear extensions.

9.5 23/04506/FUL 17 Vandyke Avenue
Erection of shed

9.6 23/04665/FUL - 23 Vandyck Avenue
Erection of 2 no. apartments.

TREE WORKS NOTIFICATIONS

9.7 24/00036/TCA – Ransom Strip at Rear of 17A Wellsway
T1 – Maple – Fell and treat stump with Eco Plugs (Broadleaved).

10. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL
Notification of the following decisions that have been received.

PERMITTED

10.1 23/04355/FUL - 14 Caesar Crescent
Erection of single storey rear extension. (Support).

10.2 23/03931/FUL - Chandag Infants School, Chandag Road
Relocation of single storey modular school building and associated works. (Support).

10.3 23/04472/FUL - 14 Derwent Grove
Erection of two storey rear extension and garage conversion to form utility and shower room. (Support).

APPROVED

10.4 23/04617/HPD - 20 Lockingwell Road
Prior approval request for single storey rear extension that would 1) extend beyond the rear wall of the original house by 3.3 metres, 2) have a maximum height of 3.8 metres and 3) have eaves that are 2.7 metres high (Support)

REFUSED

10.5 23/04509/CDCOU Wellsway House, 9 Wellsway

Prior approval request for change of use of office premises (Use Class E) to 4no. flats (Use Class C3) (Object).

WITHDRAWN

- 10.6 23/04182/FUL – Whitegate Nurseries, Stockwood Hill**
Change of use from Sui Generis to Class B8. (Object).

11. APPEAL NOTICE

23/00055/ENFAPL – Land Between Convergence of Durley Park and Durley Lane, Durley Hill

Without Planning Permission, the change of use of agricultural land to a mixed use for storage (including vehicle storage), and the breaking, repair and sale of vehicles and vehicle parts.

RECOMMENDATION:

To receive and note the Appeal Notice.

12. ITEM FOR DECISION

12.1 Application for a Modification Order to amend the Definitive Map of Public Rights of Way in the Keynsham area (See Attached)

TC has requested an extension for comments to be in by 6th February 2024, this has been granted.

RECOMMENDATION:

To decide if KTC wishes to comment.

12.2 Draft Order SW/5448: PROPOSED STOPPING UP OF HIGHWAY AT FOOTPATH KELSTON ROAD, BARNYARD WALK, KEYNSHAM BS31 2JH (See Attached)

RECOMMENDATION:

To decide if KTC wishes to comment on this proposal.

13. ITEM FOR INFORMATION

13.1 23/04756/FUL 109 Hurn Lane (See Attached)

Application to be decided by the Planning Committee. (Object).

RECOMMENDATION:

To receive and note information.

13.2 LOCAL PLAN CONSULTATION (See Attached)

RECOMMENDATION:

To receive and note information.

TC has subscribed to the newsletter and will update Committee on consultation dates.

13.3 NORTH SOMERSET COUNCIL – GREEN BELT CONSULTATION (See Attached)

RECOMMENDATION:

To receive and note the reply from PCAA to North Somerset Council.

13.4 LANDSCAPE DESIGNATION FOR SALTFORD SOUTH (See Attached)

RECOMMENDATION:

To receive and note the email and documents sent by Saltford Parish Council to B&NES Planning Committee.

14. LIST OF OUTSTANDING PLANNING APPLICATIONS (SEE PAGE 7)

15. 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 4th March 2024 at 7.30 p.m.**

PLANNING APPLICATIONS UNDETERMINED BY BATH & NORTH EAST SOMERSET COUNCIL FOR A PERIOD OF 8 WEEKS OR LONGER as of 29.01.2024.

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

23/03008/RES Parcel 5159 Minsmere Road

Development Site Next To Somerdale Pavilion Trajectus Way (Object)

05/12/23 – Requested update from case officer.

07/12/23 – Reply from Isabel Saone “I am now the case officer for this site. There are no updates - there is significant information lacking from the submission which I need to email the applicant about and will doing this next week. We will then decide the best way forward. If any revised information is submitted following this, I will consult the Town Council.”

Target date is 1st Feb 2024

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. (Object)

05/12/23 – Requested update from case officer.

06/12/23 – Response from Case Officer “Yes I have raised a number of concerns with the agent including viability, design, heritage and landscape matters.

At present the agent is looking to submit revised plans, hopefully before Christmas but likely in the new year, to address the concerns. A viability appraisal will also be undertaken.

As such I will likely be reconsulting on the application in the next month and will not be making my recommendation until at least February of the new year.”

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). (Support).

Target date is 8th Jan 2024.

05/12/23 – Requested update from case officer.

07/12/23 – “This application is still ongoing and the Council are negotiating with the applicant.”