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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 4<sup>th</sup> March 2024** commencing at 7.30pm in the Baptist Church, High Street, Keynsham.

Signed on 27<sup>th</sup> February 2024

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.

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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 4<sup>th</sup> MARCH 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 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 5<sup>th</sup> February 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. 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 BATH & NORTH EAST SOMERSET LOCAL PLAN OPTIONS (Plans and consultation questions to follow)**

**RECOMMEDATION**

*To recommend to full Council, at its meeting on Tuesday 19<sup>th</sup> March 2024, consultation responses for each of the local plan development options sites.*

**9. CONSULTATION ON PLANNING APPLICATIONS**

**9.1 24/00457/FUL 138 Bath Road**

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

**9.2 24/00409/VAR Shalom, Dragons Hill Close**

Variation of condition 6 (Plans List) and discharge of conditions 3 (Cycle Storage) and 5 (Boundary Treatment) of application 23/02888/FUL (Change of use from dwellinghouse (Use Class C3) to residential children's care home (Use Class C2)).

- 9.3 24/00225/FUL 5A – 7 High Street**  
Replacement shopfront and new signage.
- 9.4 24/00347/AR 5A – 7 High Street**  
Display of fascia signs with internally-illuminated fret cut letters, projecting blade sign with internally-illuminated letters, vinyl graphics to shopfront windows and projecting awning.
- 9.5 24/00349/AR - Unregistered Shop Known As One Stop The Chocolate Factory Via Traversus Keynsham**  
Display of 3no. externally-illuminated fascia's and non-illuminated window vinyl's and poster cases.

**10. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL**

Notification of the following decisions that have been received.

**PERMITTED**

- 10.1 23/03900/FUL 7 High Street**  
Provide pitched roof over the existing flat roof (Support)
- 10.2 23/04/699/FUL 14 Walden Road**  
Erection of a single storey rear extension (Support)

**NO OBJECTION**

- 10.3 24/00036/TCA Ransom Strip At Rear of 17a Wellsway**  
T1-Maple, Fell and trat stump with eco plugs (broadleaved) (Noted)

**APPROVED**

- 10.4 23/04756/FUL 109 Hurn Lane**  
Erection of single storey rear and front extensions and garage conversion (Object)

- 11. APPEAL NOTICE – REFERENCE: APP/F0114/C/23/3331993 - LAND BETWEEN CONVERGENCE OF DURLEY PARK AND DURLEY LANE DURLEY HILL KEYNSHAM (Documents attached).**

The Town Clerk to give a verbal update in respect of this matter.

**RECOMMENDED:**

*To send a response to the Inspectorate in respect of this item (response due by 7<sup>th</sup> March 2024)*

**12. FOR INFORMATION**

**12.1 SALT福德 PARISH COUNCIL RESPONSE TO BANES (EMAIL ATTACHED)**

**RECOMMENDATION:**

*To receive and note the response from Saltford Parish Council to BANES regarding Landscape Designation for Saltford South*

**13. LIST OF OUTSTANDING PLANNING APPLICATIONS (SEE PAGE 6)**

**14. 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 25<sup>th</sup> 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 26.02.2024.**

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

**23/03008/RES Parcel 5159 Minsmere Road**

Reserved matters application for appearance, landscaping, layout and scale for the erection of 70 no. dwellings pursuant to outline planning permission 21/05471/OUT (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 1<sup>st</sup> 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 8<sup>th</sup> 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.”*

*07/02/24 – Requested update from case officer.*

*07/02/24 – Reply from case officer “No update at the moment, I am waiting for the agent to come back to me with some design revisions”*

### **23/04190/REG03 Land To Rear Of Danes Court Dane's Lane**

Erection of 10 No. affordable apartments (Class C3) and associated access, drainage and landscaping works (Support)

*Target decision date 09.02.24*

### **23/04311/VAR Stockwood Vale Golf Club Stockwood Lane**

Variation of conditions 5 (Detail lighting design) and 7 (hours of light operation) of application 96/02434/FUL (Lighting and external works and landscaping to driving range as amplified by letters and information received 10th March, 21st August and 5th December 1997, 17th September and 28th September 1998). (Object)

*Target decision date 26.01.24*

*30/01/24 – Requested update from case officer.*

*01/02/24 – Reply from case officer – “I am still awaiting comments from the Council Ecologist on this scheme, unfortunately due to vacancies and high case loads there are significant delays in the ecology team, however I expect a response in the next couple of weeks.”*