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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), Alan Greenfield, Souzan Alenshasy, Adrian Beaumont, Alex Beaumont, Dave Biddleston, Andy Halliday, Caroline Leonard, Hal MacFie and Andy Wait.

c.c.

Dear Councillor

You are invited to a meeting of the **PLANNING & DEVELOPMENT COMMITTEE** on **Monday 25th March 2024** commencing at 7.30pm in the Baptist Church, High Street, Keynsham.

Signed on 18th March 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 25th 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 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 4th March 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. BANES LOCAL PLAN OPTIONS

Residents, businesses and stakeholders now have until **Tuesday 16 April at 5.00 p.m.** to give their feedback on a plan shaping future development across Bath and North East Somerset by submitting their response to the Local Plan Options Consultation .

RECOMMENDATION:

That the responses be considered at a pre-meeting to the Planning and Development Committee meeting on Monday April 15th at 6.30 p.m. to which all Councillors will be invited. The Clerk will then submit a full Council response on Tuesday 16th April 2024.

9. CONSULTATION ON PLANNING APPLICATIONS

9.1 24/00453/FUL 3 Abbotswood Close

Erection of two storey side extension.

9.2 24/00772/FUL 16 Ashcroft Avenue

Erection of single storey rear extension with annex facilities following demolition of existing extension and conservatory.

9.3 24/00886/FUL 44 Alexander Road

Erection of ground floor rear extension

9.4 24/00893/FUL 67 Bristol Road

Erection of single storey rear extension to create ground floor WC.

9.5 24/00990/FUL 10 Elm Court

Erection of single storey rear extension

9.6 24/00834/FUL 24 Gaston Avenue

Erection of two storey side and single storey rear extension and lost conversion.

9.7 24/00860/FUL 11 Lucius Avenue

Erection of single storey rear extension.

9.8 24/00995/FUL Durley Hill House, Old Bristol Road

Erection of Garden Room / Summer house within the curtilage of Durley Hill House.

9.9 24/00996/LBA Durley Hill House, Old Bristol Road

Erection of Garden Room / Summer house within the curtilage of Durley Hill House.

9.10 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.

9.11 24/00768/FUL Former Keynsham Fire Station Temple Street

Erection of 21no. apartments (Over 55's) with ground floor space for Class E use, parking, associated landscaping and public realm improvements, to follow demolition of existing former Keynsham Fire Station building.

9.12 24/00952/FUL 100 Wellsway

Renovation of the existing bungalow including: relocation of entrance and staircase; minor alterations to the ground floor to create a new utility room and workshop/guest room; alteration and extension of loft to create three double

bedrooms, office and washing facilities; improvement of energy efficiency; demolition of existing conservatory.

TREWORKS

9.13 24/00805/TCA 21 Charlton Road

Tree 1 laurel - Reduce the height of the laurel by 1.3 m. Tree 2 holly - Trim the vertical twigs from the holly and reduce the remaining crown by 0.6 m to the new height of the laurel. If needed, further reduce the height of the holly's trunk to improve the overall shape of the tree long term.

- Reduce the diameter of both crowns in proportion to the overall height, without lifting either crown, and shape each tree to a natural profile.
- Clear branches and foliage from the space above the wall behind, for access to the wall.
- At the tree surgeon's discretion, thin each tree.

10. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

Notification of the following decisions that have been received.

WITHDRAWN

10.1 23/04506/FUL 17 Vandyke Avenue

Erection of shed.

10.2 23/04655/FUL 23 Vandyke Avenue.

Erection of 2 no. apartments (Object)

11. FOR INFORMATION

11.1 TRAFFIC REGULATION ORDER TRO 24-003 (see attached)

Various Parking Restrictions

RECOMMENDATION:

To receive and note the TRO.

11.2 RELOCATION OF KEYNSHAM PHARMACY (see attached)

RECOMMENDATION:

Received and not the confirmed to grant the relocation request or Keynsham Pharmacy from 54 High Street to 13-15 High Street.

11.3 SW5448 MADE ORDER: FOOTPATH KELTSON ROAD (see attached)

RECOMMENDATION:

To receive and note the information attached.

11.4 NOTICE OF INTENT – VARIOUS ROADS KEYNSHAM & SALTFORD
(PROHIBITION & RESTIRCTION OF PARKING AND LOADING (see attached)

RECOMMENDATION:

To receive and note the notice of intent.

11.5 24/00010/ADVERT Compliant Acknowledgment (see attached)

RECOMMENDATION:

To receive and note the acknowledgment from BANES planning enforcement team.

11.6 CLOSURE OF HALIFAX BANK (see attached)

RECOMMENDATION:

To receive and note the confirmation of the closure of Halifax Bank on 53 High Street, Keynsham.

12. LIST OF OUTSTANDING PLANNING APPLICATIONS (SEE PAGE 7 - 8)

13. DATE OF NEXT MEETING

RECOMMENDATION:

That the next scheduled meeting of this Committee will be held in the **MakeSpace building, 2 Riverside Square, Keynsham BS31 1HF on Monday 15th April 2024 at 7.30 p.m.**

This meeting will be preceded by a private Council meeting to discuss the Local Plan Options Consultation submissions at 6.30 p.m. in the MakeSpace Building.

PLANNING APPLICATIONS UNDETERMINED BY BATH & NORTH EAST SOMERSET COUNCIL FOR A PERIOD OF 8 WEEKS OR LONGER as of 19.03.2024.

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 1st Feb 2024

05/03/24 – Requested update from case officer.

05/03/24 – “Thank you for your email. The applicant is going to a design review panel in order to try and overcome the design concerns raised by the Council. This is happening in April. If revised plans are submitted following the design review panel, then I will do a full re-consultation for neighbours and the town council.”

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.”

05/03/24 – Requested update from the case officer.

05/03/24 – “Yes I am awaiting revised information from the applicant in regard to design and landscaping.”

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.”

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

05/03/24 – Requested update from Case Officer

05/03/24 – “Yes additional noise reports have recently been submitted which I need to review, I am also awaiting further information regarding materials and sustainable construction. I expect to be in a position to make a recommendation to committee on this one in May.”

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 caseloads there are significant delays in the ecology team, however I expect a response in the next couple of weeks.”

05/03/24 – Requested update from case officer.

05/03/04 – “Thanks for your email. I'm afraid I am still awaiting ecology comments although I have been advised these should be with me by the end of next week.”