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

Dear Councillor

You are invited to a meeting of the **PLANNING & DEVELOPMENT COMMITTEE** on **Monday 10th June 2024 commencing at 7.00pm** in MakeSpace, Unit 2 Riverside Terrace, Keynsham.

Signed on 3rd June 2024

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 10th JUNE 2024

1. ELECTION OF CHAIRMAN 2024/2025

RECOMMENDATION:

To elect the Chair of the Planning and Development Committee for the Municipal Year 2024/2025.

2. ELECTION OF VICE CHAIRMAN 2024/2025

RECOMMENDATION:

To elect the Vice Chair of the Planning and Development Committee for the Municipal Year 2024/2025.

3. MEMBERSHIP OF THE PLANNING AND DEVELOPMENT COMMITTEE 2024/2025

RECOMMENDATION:

To note that Councillors Clive Fricker, Alan Greenfield, David Brassington, Caitlin Brennan, Martin Burton, Edmund Cannon and Chris Davis are the appointed members of the Committee for the Municipal Year 2024/2025, as agreed at the Annual Meeting of the Town Council on 21st May 2024.

4. APOLOGIES FOR ABSENCE

To receive apologies for absence.

5. 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).

6. 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.

7. TERMS OF REFERENCE

NAME OF COMMITTEE	PLANNING & DEVELOPMENT Committee
MEMBERSHIP WITH VOTING RIGHTS	7 members of the Town Council
FUNCTIONS	<p>(i) Receive planning applications and related matters; consider comments and forward decisions, observations and comments to Bath & N.E. Somerset Council and/or any other appropriate authority.</p> <p>(ii) To make observations/comments on planning policies and detailed local plans appropriate to the Town and make recommendations to the full Town Council.</p> <p>(iii) To make observations/comments on tree preservation orders and listed building consents.</p> <p>(iv) To deal with all matters relating to the creation, diversion and closure of public rights of way and open green spaces.</p> <p>(v) To comment on Traffic Orders to B&NES Council on Traffic Management matters.</p> <p>(vi) Comment on license applications.</p> <p>(vii) Nominate speaker(s) to represent the Town Council at B&NES Council planning meetings/committees.</p>
DELEGATED POWERS	The Planning Committee are authorised to make decisions on behalf of Keynsham Town Council with regard to all functions.
REFERRED BUSINESS	<p>To consider and make recommendations to the Town Council on the following matters -</p> <ul style="list-style-type: none"> To make observations/comments on the Core Strategy, planning policies and detailed local plans appropriate to the Town.
QUORUM	3 members of the Planning Committee
FREQUENCY OF MEETINGS	Every 3 weeks

RECOMMENDATION:

To consider the Terms of Reference for the Planning and Development Committee and make a recommendation to full Council of any amendments required.

8. RECORD OF PREVIOUS MEETINGS

RECOMMENDATION:

That the Minutes of the Planning & Development Committee meeting held on Monday 13th May 2024 (previously circulated) be confirmed as a true record and signed by the Chairman.

9. 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.

10. 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.

11. 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).

12. CONSULTATION ON PLANNING APPLICATIONS

12.1 24/01700/FUL Buddleia House, 76B Bath Hill

Erection of a single storey rear extension.

12.2 24/01508/FUL 1 Coronation Avenue

Erection of two storey side extension.

12.3 24/01838/FUL Keynsham Mini Market 9 High Street

Installation of an automated teller machine and associated signage.

12.4 24/01829/AR Keynsham Mini Market 9 High Street

Display of 1no. internally illuminated top sign and internally illuminated logo panel.

12.5 24/01360/FUL 14 Kenilworth Close

REVISED PLANS – Erection of three-bedroom house to follow removal of existing two storey extension.

12.6 24/01987/FUL 11 Windrush Road

Erection of single storey rear extension and partial garage conversion

TREWORKS

12.7 24/01719/TCA 12 Dapps Hill

Rowan (T1) and Cherry (T2) - Formative pruning.

Persian Ironwood (T3) - Crown thin by 20%.

Magnolia (T4) - Reduction in height by 1.5m and reduction of the lateral growth by 1.5m.

Young Oak (T5) - Reduction in height by 1.5m and re-balance the laterals by upto 1.5m maximum.

Lawson Cypress (T6) - Reduction in height by 3m and trimming of the remaining crown.

Apple (T7) - Crown reduction by 2m in height and 1m on the lateral branches.

Field maple (T8) - Crown thin by 20%.

Quince (T9) - Reduction in height by 1m.

12.8 24/01829/TPO Durley Park Lodge, Durley Park

T1- Beech- Remove dead limbs.

T2- Beech- Remove 3 lowest limbs, heavily end weighted and removing limbs will balance crowns.

13. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

Notification of the following decisions that have been received.

PERMITTED

13.1 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).

13.2 24/00990/FUL 10 Elm Court

Erection of single storey rear extension. (Support).

13.3 24/00834/FUL 24 Gaston Avenue

Erection of two storey side and single storey rear extension and loft conversion. (Support).

13.4 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. (Support).

NO OBJECTION

13.5 24/01399/TCA Land between Fox and Hounds Lane & Avon Road

Sycamore T5 – fell. (Noted).

13.6 24/01456/TCA Flat 1, 3 The Avenue, Keynsham

T1 Prunus insititia: fell. T2 Ilex: Crown lift to 3m. T3 Fraxinus: fell. T4 Fraxinus: pruning min clearance 1.5m. T5 Prunus spinosa: Crown lift to 3m. (Noted).

REFUSE

13.7 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).

14. FOR INFORMATION

14.1 QUEEN CHARLTON QUARRY (see attached)

RECOMMENDATION:

To receive and note the email from Compton Dando PC to BANES Planning and Enforcement.

14.2 SOMERDALE LINK (see attached)

RECOMMENDATION:

To receive and note the decision notice.

15. LIST OF OUTSTANDING PLANNING APPLICATIONS (SEE PAGE 8)

16. DATE OF NEXT MEETING

RECOMMENDATION:

That the next scheduled meeting of this Committee will be held in **MakeSpace, 2 Riverside Terrace, Keynsham, BS31 1HF on Monday 8th July 2024 at 7.00 p.m.**

PLANNING APPLICATIONS UNDETERMINED BY BATH & NORTH EAST SOMERSET COUNCIL FOR A PERIOD OF 8 WEEKS OR LONGER as of 03/06/2024.

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

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.”

07/05/24 – Requested update from case officer.

08/05/24 – “Unfortunately not, I do have the updated information I now need so will look to review in the next week or two.”

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 (Commented)

NB Target decision date is 7th June 2024

24/00031/LBA Durley Hill House Old Bristol Road

Internal alterations to create enlarged opening between kitchen and orangery (Support)

15/04/2024 – Requested update from case officer.

15/04/2024 – “The applicant was asked to make changes to the proposal as requested within the conservation officer's consultation response. (Comments are on the planning website to view). The agent revised the plans mostly as asked, but there were a couple more tweaks to the design that were required. We are still waiting for the agent to provide the updated plans.”

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. (Object)

03/06/24 – Requested update from case officer.

03/06/24 – “We are still amid discussions over trying to secure changes to the proposal, which will improve it and reduce visual harm to the street and conservation area.

If you wish, I can update you when we have finalised a proposal and I am ready to give a recommendation on how the application should be determined?”

24/00225/FUL 5A - 7 High Street

Replacement shopfront and new signage. (Object)

24/00453/FUL 3 Abbotswood Close

Erection of two storey side extension. (Support)

03/06/24 – Requested update from case officer

03/06/24 – “I have been in touch with the agent on this application about some potential design revisions. I am just waiting to hear from the applicant as to how they would like to proceed with the application and whether any changes will be made.”

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. (Object)

Target date is 10th June 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)

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

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

Target date is 13th June 2024