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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 13<sup>th</sup> May 2024 commencing at 7.30pm** in MakeSpace, Unit 2 Riverside Terrace, Keynsham.

Signed on 7<sup>th</sup> May 2024

A handwritten signature in black ink, appearing to read "Dawn", enclosed within a simple black oval outline.

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 13<sup>th</sup> MAY 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 15<sup>th</sup> April 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 PLANNING APPLICATIONS**

### **8.1 24/01520/FUL Andrews Estate Agents The Clockhouse Bath Hill**

External alterations to The Clockhouse and The Lodge, erection of new fencing and retaining wall to form bin store and erection of a bike store.

### **8.2 24/01407/FUL 73 Bath Road**

Proposed drop kerb to the existing walkway.

### **8.3 24/01461/FUL 70 Charlton Road**

Erection of one storey extension for use as annexe

### **8.4 24/01360/FUL 14 Kenilworth Close**

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

### **8.5 24/01505/AR 48 High Street**

Display of non-illuminated main fascia and non-illuminated projecting sign.

**8.6 24/01452/FUL 138 Park Road**

Erection of single storey side extension with repositioned pedestrian access.

**8.7 24/01234/FUL 23 Vandyke Avenue**

Erection of 2 no. apartments

**8.8 24/01176/FUL 198 Wellsway**

Erection of two storey side extension and front porch

**TREWORKS**

**8.9 24/01399/TCA Land between Fox and Hounds Lane & Avon Road Fox and Hounds Lane**

Sycamore T5 – fell

**8.10 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.

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

Notification of the following decisions that have been received.

**PERMITTED**

**9.1 24/00886/FUL 44 Alexander Road**

Erection of ground floor rear extension (Support)

**9.2 24/00772/FUL 16 Ashcroft Avenue**

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

**9.3 24/00457/FUL 138 Bath Road**

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

**9.4 24/00893/FUL 67 Bristol Road**

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

**9.5 24/00860/FUL 11 Lucius Avenue**

Erection of single storey rear extension. (Support)

**9.6 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).

**9.7 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)

**WITHDRAWN**

**9.8 24/00996/LBA Durley Hill House, Old Bristol Road**

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

**CONSENT**

**9.9 24/01049/TPO 20 Hardington Drive**

Sycamore T1 - Crown lift/remove 3 x smaller lower branches growing toward property/roof line (Noted)

**10. ITEM FOR DECISION**

**10.1 PROPOSED CHANGES IN RESPECT OF PUBLIC FOOTPATH BA27/31 (attached)**

See attached email from BANES Environmental Services and map.

Recommendation:

To discuss and decide on any comments to be submitted to Public Rights of Way by 16<sup>th</sup> May 2024

**10.2 Appeal 24/00017/RF: Application 23/00691/FUL 4 Monmouth Road (Attached)**

Recommendation:

To receive and note the appeal notice and decide whether full comments are to be made by 28<sup>th</sup> May 2024

**10.3 TREE PRESERVATION ORDER (See Attached)**

Relating to three Silver Birch growing in a parcel of land between the rear of 5-8 Wayford Close and footpath between Lytes Cary Road and Martock Road

Recommendation:

To receive and note the TPO and decide whether any representations are to be made, comments are to be made by 24th May 2024

**11. FOR INFORMATION**

**11.1 TEMPORARY CLOSURE OF PUBLIC FOOTPATH BA27/76 HIGH ST TO BACK LANE (attached)**

**RECOMMENDATION:**

To receive and note notice to temporary close the public footpath between High Street and Back Lane from 13<sup>th</sup> May 2024 to 24<sup>th</sup> May 2024 to allow sewage repair works.

**11.2 CHARLTON FIELD LANE ENVIRONMENT AGENCY PERMIT EPR/NP3493VN (See Report Attached)**

**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 **MakeSpace, 2 Riverside Terrace, Keynsham, BS31 1HF on Monday 10<sup>th</sup> June 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 07/05/2024.**

**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*

*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.”*

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

*07/05/24 – “Thanks for your email. The applicant took part in Design Review Panel a few weeks ago and have now had the panel's letter back. I know they are intending to submit a revised scheme, but are yet undecided as to whether they will withdraw the current application and submit a new application or whether they want to continue with the current application. I will be re-consulting if they continue with the current application and submit more information (as will residents who surround the site).”*

**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.*

### **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.”*

*New decision date of 09.05.24, going to Planning Committee on 8<sup>th</sup> May.*

### **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 7<sup>th</sup> 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.”*