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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 8th July 2024 commencing at 7.00pm** in MakeSpace, Unit 2 Riverside Terrace, Keynsham.

Signed on 1st July 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 8th JULY 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 10th June 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. SOMERDALE BRIDGE UPDATE

Presentation by WaterSpace Connected with regards to the Somerdale Bridge Project.

9. CONSULTATION ON PLANNING APPLICATIONS

9.1 24/02029/FUL Former Brincliffe Nursery, Bath Road (also see attached email)

Demolition of existing buildings and erection of new foodstore (Use Class E) together with associated works including parking, access and landscaping.

9.2 24/02396/FUL Redwood House, 65 Bristol Road

Extension and conversion of existing building from office to 9no 2bed apartments, with associated works, including bin and bike storage.

9.3 24/02429/FUL 12 Corfe Crescent

Erection of single storey side extension.

- 9.4 24/01371/FUL 37 Gaston Avenue**
Remove and replace 2no. existing 1.25m high driveway gates with 2no. 1.9m gates at existing dropped kerbs, exiting onto Gaston Avenue. Erect 1.9m high fencing along the boundary between front garden and 38 Gaston Avenue. Erect a 2m high fence to partition front garden.
- 9.5 24/02164/FUL 8 Hadrian Close**
Erection of single storey rear extension.
- 9.6 24/01157/FUL 1 Handel Road**
Revised Plans - Erection of single storey flat roof rear extension with rooflights
- 9.7 24/02425/VAR 2 Mayfields**
Discharge of condition 11 (Plans List (Compliance)) of application 21/05172/VAR (Variation of condition 11 (Plans List) of application 19/00590/FUL (Erection of 4no flats on land adjacent to 2 Mayfields)).
- 9.8 24/02400/FUL 32 Oak Tree Walk**
Erection of a single storey rear extension to replace existing conservatory.
- 9.9 24/02157/FUL 12 Tamar Drive**
Erection of two storey side extension following demolition of existing garage and porch.
- 9.10 24/02198/FUL IJ McGill Transport Ltd, Unity Road, Northern Part**
Change of use of the existing building to provide an indoor electric go-karting centre (sui generis use) with associated installation of plant, and signage.
- 9.11 24/02199/AR IJ McGill Transport Ltd, Unity Road, Northern Part**
Display of 2no. illuminated fascia signs.
- 9.12 24/01234/FUL 23 Vandyck Avenue**
Revised Plans - Erection of 1no. end of terrace dwelling.
- 9.13 24/02221/FUL Ground Floor Flat, 41 West View Road**
Erection of a single storey rear extension following demolition of existing conservatory and rear extension, and reconfiguration of internal spaces.

TREWORKS

- 9.14 24/02347/TPO Ellsbridge House, Bath Road**
T1-Ash, heavy end loaded bough over extending driveway, exhibiting minor signs of Ash dieback. Remove bough overextending driveway of childrens nursery to remove major deadwood.

10. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

Notification of the following decisions that have been received.

PERMITTED

10.1 24/01700/FUL Buddleia House, 76B Bath Hill

Erection of a single storey rear extension (Support)

10.2 24/01520/FUL Andrews Estate Agents, The Clockhouse, Bath Hill

External alternations to The Clockhouse and Lodge, erection of new fencing and retaining wall to form bin store and erection of bike store. (Support)

10.3 24/01452/FUL 138 Park Road

Erection of single storey side extension with repositioned pedestrian access. (Support)

10.4 24/01130/FUL Unregistered Shop Known As One Stop The Chocolate Factory Via Traversus Keynsham

Erection of new bin store enclosure (Support)

CONSENT

10.5 24/01829/TPO Abbotshill Durley Park

T1- Beech- Remove dead limbs T2- Beech- Remove 3 lowest limbs, heavily end weighted and removing limbs will balance crowns (Noted)

10.6 24/01505/AR 48 High Street

Display of non-illuminated main fascia and non-illuminated projecting sign. (Support)

NO OBJECTION

10.7 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 up to 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

(Noted)

11. FOR INFORMATION

11.1 Creating Sustainable Communities for North East Somerset (See attached)

RECOMMENDATION:

To receive and note email from Strategic Transport, BANES

11.2 23/00292/LBWORK – Rookehill Farmhouse (See attached)

RECOMMENDATION:

To receive and note closure of enforcement case

11.3 Notice of confirmation 526-36 62 St Clements Road (See attached)

RECOMMENDATION:

To receive and note the TPO attached

11.4 24/00184/NONCOM Planning Enforcement (See attached)

PARCEL 2100 Parkhouse Lane

Possible non-compliance with S106 of permission 16/02077/FUL (landscape management and provision of allotments)

12. LIST OF OUTSTANDING PLANNING APPLICATIONS (SEE PAGES 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 5th August 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 01/07/2024.

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