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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 5th August 2024** commencing at 7.00pm in MakeSpace, Unit 2 Riverside Terrace, Keynsham.

Signed on 29th 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 5th AUGUST 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 8th July 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 24/02692/CLEU 10 Bath Road

Use of Little Owl Cottage (annexe) as a separate dwelling (Certificate of Lawful Existing Use)

8.2 24/02583/FUL 240 Bath Road

Loft conversion extension with raised ridge to match existing and Juliet balcony to form extra living space and ancillary works.

8.3 24/02571/SOLPA Wellsway School Chandag Road

Prior approval request for the installation of a roof mounted solar PV array at Wellsway School (Lansdown Building).

8.4 24/02807/SOLPA Wellsway School Chandag Road

Prior approval request for the installation of rooftop PV arrays to the "IKB Academy," "Lansdown" and "Sports Centre" buildings at Wellsway School.

8.5 24/02703/FUL Flat 14 Victoria House, Dapps Hill

Installation of 6no replacement timber windows to second floor flat.

- 8.6 24/02704/LBA Flat 14 Victoria House, Dapps Hill**
External alteration for the installation of 6no replacement timber windows to second floor flat.
- 8.7 24/02355/FUL 1 Derwent Grove**
Outline Permission for erection of single storey 1no. bed bungalow within garden of existing dwelling.
- 8.8 24/02531/FUL 13-15 High Street**
Change of use from store room to 1no. flat.
- 8.9 24/02417/RES Parcel 5159 Minsmere Road**
REVISED PLANS Reserved matters application for application 21/05471/OUT (Outline planning application for 70 homes (Use Class C3); new vehicular and pedestrian access on to Minsmere Road, public open space; tree planting and habitat creation; site drainage and associated infrastructure, with all matters reserved except for access).
- 8.10 24/02514/FUL 5 Severn Way**
Erection of ground floor rear and side extension providing a new kitchen and dining area with a utility area and WC/Shower room.
- 8.11 24/02564/FUL Stockwood Vale Golf Club, Stockwood Lane**
Replacement of existing timber shiplap cladding to clubhouse with composite cladding, natural stone and render.

TREWORKS

- 8.12 24/02661/TCA Conygre Farm, St Clement's Road**
T1 - remove walnut tree to ground level. T2 - Crown reduce bay tree approx 1.5m and remove lateral limb growing towards doorway. G1 - reduce mixed hedge row by 3-4m.
- 8.13 24/02498/TPO 21 Wellsway**
TPO 526/23 SYCAMORE - Crown reduce whole tree by up to 3 metres.

- 9. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL**
Notification of the following decisions that have been received.

PERMITTED

- 9.1 24/01461/FUL 70 Charlton Road**

Erection of one storey extension for use as annexe (Support).

9.2 24/01508/FUL 1 Coronation Avenue

Erection of two storey side extension (Support).

9.3 24/01157/FUL 1 Handel Road

Erection of single storey rear extension with rooflights. (Support).

9.4 24/01987/FUL 11 Windrush Road

Erection of single storey rear extension and partial garage conversion. (Support).

REFUSE

9.5 24/01838/FUL Keynsham Mini Market, 9 High Street

Installation of an automated teller machine and associated signage (Object).

9.6 24/01839/AR Keynsham Mini Market 9 High Street

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

9.7 24/01176/FUL 198 Wellsway

Erection of two storey side extension and front porch (Support)

10. ITEM FOR DECISION

10.1 CREATING SUSTAINABLE COMMUNITIES (Consultation questions attached. Follow the link to the consultation documentation)

Recommendation:

To complete the two questionnaires: Active Travel Masterplan and Creating Sustainable Communities. The consultation is open from Wednesday 10 July until 5pm on Tuesday 20 August 2024.

<https://beta.bathnes.gov.uk/creating-sustainable-communities-keynsham-and-saltford>

10.2 Consultation on parking charges to help improve air quality in B&NES is live. (Consultation questions attached). Follow the link to the consultation document)

Closing date 5pm 8th August. <https://beta.bathnes.gov.uk/parkingchargereview>

Recommendation: Discuss and agree response to consultation from the committee

11. FOR INFORMATION

11.1 24/02396/FUL Redwood House, 65 Bristol Road (Attached)

Recommendation:

To receive and note the correspondence from a resident regarding application 24/02396/FUL.

11.2 24-003 Keynsham and Salford Area Review.

Recommendation:

To receive a verbal update from the Clerk in respect of this matter.

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 2nd September 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 29/07/2024.

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