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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 2nd September 2024** commencing at 7.00pm in MakeSpace, Unit 2 Riverside Terrace, Keynsham.

Signed on 28th August 2024

By Katherine Sears, Deputy 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 2nd SEPTEMBER 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 5th August 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 24/03008/VAR Unregistered Unit 1-4 Old Station Yard, Avon Mill Lane

Variation of condition 7 of application 21/01412/FUL allowed on appeal ref: APP/F0114/W/22/3300847 on 14th April 2022 (Erection of 3 no. acoustic barriers; permission to allow the filling of concrete mixing vehicles between 6.30am and 5.30pm (Monday – Friday) 8.00am – 1.00pm Saturday and 7.30am – 5.30pm (Bank Holidays); permission to allow other specified operations at the site between 7.30am and 6.30pm (Monday-Friday) and 8.00am and 1.00pm (Saturday) and 7.30am – 5.30pm (Bank Holidays); and permission to store materials in external yard area (re-submission of planning application 20/02008/FUL)).

8.2 24/02395/FUL The Lays Lodge, Charlton Road

Erection of garage following demolition of existing.

8.3 24/03186/VAR Coombs Creek, Old Bristol Road

Variation of condition 18 (Plans List (Compliance)) of application 19/02137/FUL (Conversion and extension of existing barn to 1 no. dwelling, demolition of outbuildings and associated works).

- 8.4 24/02429/FUL 12 Corfe Crescent**
Erection of single storey side extension (Revised Plans).
- 8.5 24/02971/VAR Lays Farm Business Centre, Lays Farm Trading Estate**
Variation of conditions 4 (Construction Management Plan), 8 (Wildlife Protection and Enhancement), 11 (Materials) and 14 (Drainage Strategy) of application 18/05696/OUT (Outline planning application for the demolition of existing industrial buildings and erection B1 Business buildings and 8 no. dwellings).
- 8.6 24/03056/VAR Lays Farm Business Centre, Lays Farm Trading Estate**
Variation of condition 10 (Plans List) of application 21/01825/RES ((Approval of reserved matters to approve appearance, layout, scale, and the landscaping of the site in regards to application 18/05696/OUT (Outline planning application for the demolition of existing industrial buildings and erection B1 Business buildings and 8 no. dwellings)).
- 8.7 24/02425/VAR 2 Mayfields**
Variation 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)).
- 8.8 24/03207/FUL 102 Park Road**
Erection of single storey extension following demolition of existing extension.
- 8.9 24/03105/FUL 63 The Mead**
Erection of single storey rear infill extension, conversion of garage and loft conversion with dormer.
- 8.10 24/02917/FUL 131 Wellsway**
Proposed front and rear dormer construction to facilitate loft conversion with internal alterations and changes to fenestration and external materials at ground floor.

TREWORKS

- 8.11 24/02827/TCA 17 Wellsway**
T1 - Beech - Crown reduce by approx 2-2.5metres.
N.B. No works to T2 & G3 shown on sketch plan

9. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

Notification of the following decisions that have been received.

PERMITTED

- 9.1 24/02164/FUL 8 Hadrian Close**
Erection of single storey rear extension. (Support).
- 9.2 5A-7A High Street**
Replacement of shopfront and new signage. (Object).
- 9.3 24/02400/FUL 32 Oak Tree Walk**
Erection of a single-story rear extension to replace existing conservatory. (Support)
- 9.4 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. (Support).
- 9.5 24/02564/FUL Stockwood Vale Gold Club, Stockwood Lane**
Replacement of existing timber shiplap cladding to clubhouse with composite cladding, natural stone and render. (Support)
- 9.6 24/02157/FUL 12 Tamar Drive**
Erection of two storey side extension following demolition of existing garage and porch. (Support).
- 9.7 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. (Support).

CONSENT

- 9.8 24/02347/TPO Ellsbridge House Bath Road**
House Bath Road Keynsham Bath And North East Somerset BS31 1TL
Description of Proposal: 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. (Noted).
- 9.9 5A-7A High Street**
Replacement of shopfront and new signage. (Object).

NO OBJECTION

- 9.10 24/02661/TCA Conygre Farm, St Clement's Road**
T1 – Walnut – fell to ground level. T2 – bay – crown reduce by approx. 1.5m and remove lateral limb growing towards doorway. G1 (G2 on plan) – mixed hedge row – reduce by 3-4m. (Noted)

REFUSE

9.11 24/01407/FUL 73 Bath Road

Proposed drop kerb to the existing walkway (Support)

10. ITEM FOR DECISION

10.1 ACTIVE TRAVEL MASTERPLAN (See attached)

Recommendation:

To complete the questionnaire: Active Travel Masterplan. The consultation is open for local Parish Councils until 15th September, it has closed for the public.

10.2 NALC Survey on MHCLG proposed reforms to the NPPF and other planning reforms. (to follow)

Recommendation: To review the proposed response from Keynsham Town Council and make any amendments as the Committee see fit.

10.3 TRAFFIC REGULATION ORDER 24-026 Manor Road (See attached)

Recommendation:

To decide if Keynsham Town Council wish to comment on the TRO 24-026.

11. FOR INFORMATION

11.1 TEMPORARY TRO – BA27-3 & 6, KEYNSHAM RUGBY CLUB (see attached)

Temporary Traffic Regulation Order to introduce a path closure to public footpath BA27/3 commencing from a junction with BA27/5 & BA27/68 t ST 6529 6802.

11.2 MY MODE CHOICE (See attached)

Recommendation:

To receive and note that MY Mode Choice are working with Curo and BANES Council to make residents of Woodland View aware of the various sustainable travel options available in the area. They have a dedicated website to promote sustainable travel and Woodland View has a number of pages within this website, so it is hoped that residents will use this facility to help reduce their car trips.

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 on Monday 30th 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 28/08/2024.

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.”

24/00453/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 21 no. 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