



Dawn Drury – Town Clerk  
15-17 Temple Street,  
Keynsham, Bristol BS31 1HF  
Office telephone: 0117 9868683  
Temp Telephone: 07904 161097  
E-mail: [townclerk@keynsham-gov.uk](mailto:townclerk@keynsham-gov.uk)  
[www.keynsham-tc.gov.uk](http://www.keynsham-tc.gov.uk)

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 30<sup>th</sup> September 2024** commencing at 7.00pm in MakeSpace, Unit 2 Riverside Terrace, Keynsham.

Signed on 23<sup>rd</sup> September 2024

A handwritten signature in black ink, appearing to read "Dawn", enclosed within a simple, hand-drawn oval border.

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 30<sup>th</sup> 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 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 2<sup>nd</sup> September 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 24/00155/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.

### **8.2 24/01371/FUL 37 Gaston Avenue – REVISED PLANS**

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.

### **8.3 24/03373/FUL 7 Lockingwell Road**

Erection of single storey rear extension

### **8.4 24/03485/FUL 3 Severn Way**

Erection of a first floor extension over existing side structure

**8.5 24/03584/FUL 67 The Mead**

Erection of a single storey rear extension and extension to garage.

**8.6 24/02198/FUL IJ McGill Transport Ltd, Unity Road**

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. REVISED PLANS

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

Notification of the following decisions that have been received.

**PERMITTED**

**9.1 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. (Support)

**9.2 24/02395/FUL The Lays Lodge, Charlton Road**

Erection of garage following demolition of existing (Support)

**9.3 24/025531/FUL 13-15 High Street**

Change is use from store room to 1 no. flat (support)

**9.4 24/01234/FUL 23 Vandyck Avenue**

Erection of 2 no. apartments (Support)

**CONSENT**

**9.5 24/00031/LBA Durley Hill House Old Bristol Road**

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

**NO OBJECTION**

**9.6 24/03098/TCA New Inn, 90 Bath Hill**

T1. Norway maple - Fell tree to ground level. (Noted)

**9.7 24/02984/TCS 5 Chew Cottages, Dapps Hill**

1 x Cherry- to fell 1 x ivy clad apple - to fell 1 x cotoneaster - heavy reduction to approximately 15ft to allow space/light (Noted)

**9.8 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 (Noted)

**WITHDRAWN**

**9.9 24/02571/SOLPA Wellsway School Chandag Road**

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

**10. FOR INFORMATION**

**10.1 NPPF Consultation – SPC Response (See attached)**

*Recommendation*

*Receive and Note response from SPC*

**10.2 NPPF Consultation - ONH Good Planning Response (See attached)**

*Recommendation*

*Receive and Note response from ONH*

**10.3 PCAA Comments on Bristol Airport 24/P/1676/AIN (See attached)**

*Recommendation*

*Receive and Note comments from PCAA*

**11. LIST OF OUTSTANDING PLANNING APPLICATIONS (SEE PAGES 6-7)**

**12. DATE OF NEXT MEETING**

RECOMMENDATION:

That the next scheduled meeting of this Committee will be held in **MakeSpace, 2 Riverside Terrace, Keynsham on Monday 28<sup>th</sup> October 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 23/09/2024.**

**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.”*

*09/09/24 – Requested update from Case Officer*

*10/09/24 – “Thanks for your email. I'm waiting for some final clarity on materials and landscaping. Once received I should be in a position to conclude my recommendation. the committee process is triggered by this application so this application should be heard at committee in the next couple of months.”*

**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.*

*Revised plans submitted, on KTC agenda 30.09*

**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.”*

*09/09/24 - Requested updated from case officer.*

### **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 10<sup>th</sup> June 2024*

*09/09/24 - Requested updated from case officer*

*11/09/24 – “Thanks for the email. I am expecting revised plans from the agent by the end of the month and a re-consultation to the Town Council and neighbours will be issued then for further comments should you wish to provide any. “*

### **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 13<sup>th</sup> June 2024*

*09/09/24 - Requested updated from case officer.*

### **24/01360/FUL 14 Kenilworth Road**

Revised Plans - Erection of three-bedroom house to follow removal of existing two storey extension (Object)

*11/09/24 - Requested updated from case officer.*

*12/09/24 – “We are waiting for the agent/applicant to sort out the sustainable construction documents. It seems like they should be able to achieve policy compliance, but its more of a admin/technical issue on the forms themselves we are trying to get corrected.”*

### **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. (Object)

*11/09/24 - Requested updated from case officer.*