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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 3rd February 2025 commencing at 7.00pm in The Space, (Above the Library, entrance opposite Iceland), Market Walk, Keynsham.**

Signed on 27th January 2025

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.

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 3rd FEBRUARY 2025

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 13th January 2025 (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. PRESENTATION ON THE ALDI DEVELOPMENT

RECOMMENDED:

To receive and note the update from Cavendish Consultants on the Aldi Supermarket Development.

9. CONSULTATION ON PLANNING APPLICATIONS

9.1 25/00147/FUL 10 Chandos Road

Erection of two-storey rear extension.

9.2 24/04690/FUL 23 Culvers Road

Erection of single storey side extension, new tiled roof on existing flat roof and creation of dropped kerb.

9.3 24/04715/REG03 Parcel 0251 Somerdale Factory Road

Erection of two span cable stay bridge for pedestrian, cycle and equine use, with associated works.

10. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

Notification of the following decisions that have been received.

PERMITTED

10.1 24/00453/FUL 3 Abbotswood Close

Erection of two storey side extension (Support)

10.2 24/04332/FUL 77 Caernarvon Road

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

10.3 24/04145/FUL 13 Lytton Grove

Erection of 2 storey side extension and rear single storey extension with part first floor following demolition of existing garage (Support)

10.4 24/04642/FUL 3 Severus Street

Erection of single storey rear extension (Support)

10.5 24/04181/FUL Ground Floor Flat, 41 West View Road

Erection of single storey rear extension following demolition of existing conservatory and rear extension, reconfiguration of internal spaces (Revised proposal) (Support)

REFUSED

10.6 24/04191/FUL 59 Bath Road

Erection of a prefabricated garage (Object)

APPROVED

10.7 24/04068/SOLPA Keynsham Leisure Centre, River Terrace

Prior approval request for the installation of 215 No. roof mounted solar PV panels of total installed capacity 97.83kWp on the roof of Keynsham Leisure Centre (Support)

11. FOR INFORMATION

11.1 24/04260/FUL 12 Romulus Close (See Attached)

RECOMMENDED:

To receive and note the Chair of Delegation Form in relation to this application.

11.2 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).

RECOMMENDED:

To receive and note that the above application was referred to the Chair/Vice Chair of the Planning Committee who have decided to delegate the decision of refusal to officers. We will be formally notified when the decision is issued.

12. LIST OF OUTSTANDING PLANNING APPLICATIONS (See page 6-8)

13. DATE OF NEXT MEETING

RECOMMENDATION:

That the next scheduled meeting of this Committee will be held in **The Space, Market Walk, Keynsham on Monday 3rd March 2025 at 7.00 p.m.**

PLANNING APPLICATIONS UNDETERMINED BY BATH & NORTH EAST SOMERSET COUNCIL FOR A PERIOD OF 8 WEEKS OR LONGER as of 27/01/2025.

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.”

REVISED PLANS SUBMITTED

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.

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 update from case officer.

10/12/24 – Requested update from case officer.

REVISED PLANS HAVE BEEN SUBMITTED – on agenda for KTC 13.01.25

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

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

11/09/24 – “Thanks for the ema

il. 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. “

Awaiting B&NES Council full decision notice.

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)

24/02029/FUL Former Brincliffe Nursery Bath Road

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

24/02417/RES Parcel 5159 Minsmere Road

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). (Support)

24/02703/FUL Flat 14 Victoria House Dapps Hill

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

08/01/25 – Requested update from case officer

24/02704/LBA Flat 14 Victoria House Dapps Hill

External alteration for the installation of 6no replacement timber windows to second floor flat. (Support)

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/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)).
(Object)

08/01/25 – Requested update from case officer

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). (Support)

08/01/25 – Requested update from case officer

08/01/25 – Reply from Case Officer “I am currently waiting for a revised drainage strategy because what they have submitted is unacceptable and may result in a risk of flooding. If have given them a date in a couple of weeks time to provide this, but if it is not submitted by the agreed date I will likely be recommending refusal. As the Town Council have supported the application, I will refer it to the Chair of the Planning Committee who will decide whether the decision can be delegated or needs to go before planning committee. I will keep you updated of this”

23/01/25 - The above application was referred to the Chair/Vice Chair of the Planning Committee who have decided to delegate the decision of refusal to officers. You will be formally notified when the decision is issued.