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To All Members of the Planning and Development Committee: Cllrs David Brassington, Caitlin Brennan, Martin Burton, Edmund Cannon, Chris Davis, and Clive Fricker (Chair).

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 28th April 2025 commencing at 7.00pm in The Space, (Above the Library, entrance opposite Iceland), Market Walk, Keynsham.**

Signed on 22nd April 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 28th APRIL 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

RECOMMENDED:

That the Minutes of the Planning & Development Committee meeting held on Monday 31st March 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.

RECOMMENDED:

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 25/01253/FUL 42 Alexander Road

Erection of single storey side/rear extension.

8.2 25/01297/FUL 16 Arcadius Way

Part convert existing double garage into new playroom retaining a single garage.

8.3 25/01167/FUL 9 Augustus Avenue

Erection of single storey rear extension.

8.4 25/00609/FUL 37 Charlton Park

Erection of 6 no houses following demolition of current dwelling.

8.5 25/01360/FUL 6 Holcombe Grove

Erection of a two storey side and single storey rear extension following demolition of existing extension.

- 8.6 25/01362/FUL 26 Lambourn Road**
Erection of new single storey wrap around extension.
- 8.7 25/01127/FUL 2 Maesbury Road**
Erection of extension of existing first floor bedroom rearward over existing kitchen.
- 8.8 25/01234/CLEU 6 Uplands Farm Barns, Wellsway**
Internal and external changes to permitted conversion 15/00199/ADCOU (Certificate of Lawfulness for an Existing Development).

TREWORKS

- 8.9 25/01410/TCA The Rectory 1 The Park**
Conifer G1 - reduce by approximately 4 meters, side prune lower overhanging branches back to main stem.

9. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

Notification of the following decisions that have been received.

PERMITTED

- 9.1 25/00311/FUL 8 Bluebell Drive**
Erection of orangery to rear elevation (Support).
- 9.2 25/00679/FUL 72 Chandag Road**
Erection of a single storey rear extension (Support).
- 9.3 25/00468/FUL Flat 2 Victoria House, Dapps Hill**
Existing wooden windows replaced with uPVC doubled glazed units (Retrospective) (Support).
- 9.4 25/00365/FUL The Keynsham Courtyard, 19 High Street**
Erection of 4 no shed huts following partial demolition of existing outbuilding, a pergola which will cover a stage area, covered booth seating, additional loose and fixed seating, storage shed and general garden refurbishment, decoration and lighting (Support).
- 9.5 25/00400/FUL 16 Maximus Gardens**
Installation of an Air Source Heat Pump (Support).
- 9.6 25/00422/FUL 59 Queens Road**
Erection of two storey side extension and detached garage (Support).
- 9.7 24/04238/FUL Street Record Tintagel Close**

Erection of 45no. dwellings and enhanced public open space with associated works, following demolition of existing building (Support).

9.8 24/04421/FUL 77 Wellsway

Erection of two storey rear extension (Support).

SPLIT DECISION

9.9 25/00543/TPO Ground Floor Offices, Wessex House, Pixash Lane

T1 - horse chestnut -fell, grind and replant with 2 liquid amber at 10-12 dbh

T2 -horse chestnut -fell, grind and replant with 2 liquid amber at 10-12 dbh

T3 - horse Chestnut -reduce by 2m

T4 - horse Chestnut - reduce by 2m

T5 -poplar -reduce by 10m back to previous points

T6 - poplar -reduce by 10m back to previous points

T7- poplar -reduce by 10m back to previous points

T8 -poplar -reduce by 10m back to previous points

(Noted).

10. FOR INFORMATION

10.1 TEMPORARY CLOSURE OF PUBLIC FOOTPATH BA27/27 & BA27/28, Hygge Park (attached)

RECOMMENDATION:

To receive and note notice to temporarily introduce a closure to the section of Public Footpath BA27/28

11. LIST OF OUTSTANDING PLANNING APPLICATIONS (See page 6-7)

12. DATE OF NEXT MEETING

RECOMMENDATION:

That the next scheduled meeting of this Committee will be held in **The Space, Market Walk, Keynsham on Monday 12th May 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 22/04/2025.

NOTE: 8 WEEKS FOR MINOR APPLICATIONS AND 13 WEEKS FOR MAJOR APPLICATIONS

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 update 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. “

Awaiting B&NES Council full decision notice – went to committee in November

19/02/25 – Requested update from case officer

20/02/25 – Reply from case officer “The application is subject to a S106 agreement which has not yet been agreed. I would expect this to take a couple of months longer to get that all agreed.”

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)

08/04/25 – Requested update from Case Officer

08/04/25 – “I am still awaiting information from the applicant to address ecology, transport and retail impact issues. I understand from recent conversations that these items are progressing, albeit slowly.”

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

29/01/25 – Reply from case officer “We are currently awaiting revised drawings that were requested and discussed with the applicant’s agent in August and September of last year; I have contacted the Agent again and requested an update/likely timeframe for submission of revised drawings and will update you on receipt”

30/01/25 – “Further to recent exchange of emails regarding the above applications the applicant's agent has been in contact and confirmed that she is still waiting for their surveyor to check to see how much of the frame will be visible so that we can ascertain whether it will match the existing frames (as well as other frames on the front elevation). The agent cannot explain why it has taken so long to get the surveyor to supply this information.”

24/02704/LBA Flat 14 Victoria House Dapps Hill

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