



Dawn Drury – Town Clerk
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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 12th May 2025 commencing at 7.00pm in The Space, (Above the Library, entrance opposite Iceland), Market Walk, Keynsham.**

Signed on 5th May 2025

A handwritten signature in black ink, appearing to read "Dawn Drury".

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 12th MAY 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 28th April 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 25/01777/CLPU 9 Courtenay Road

Erection of a single storey rear extension (Certificate of Lawfulness for a Proposed Development).

8.2 25/01643/FUL Development Site Next to 2 Mayfields

Conversion of roof void to form 2no 1 bed flats.

8.3 25/01552/FUL 2 St Keyna Road

Erection of single storey rear extension.

8.4 25/01749/FUL 4 The Mead

Erection of single storey rear and side wrap-around extension following demolition of existing garage.

- 8.5 25/01677/FUL 12 Walden Road**
Erection of single storey rear extension.
- 8.6 25/01622/FUL Dental Surgery 143 Wellsway**
Change of use of the existing single storey extension and parking area at the side of main dwelling from a dental surgery to a medical/health service use (Sui generis).

TREWORKS

- 8.7 25/01561/TCA 24 Dapps Hill**
T1 Horse Chestnut - Crown reduce to previous reduction points approx 2m.
- 8.8 25/01636/TPO Ground Floor Offices Wessex House, Pixash Lane**
T1-Horse Chestnut, 2m reduction crown lift to 3 metre.
T2-Horse Chestnut, 2m reduction crown lift to 3 metre.

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

PERMITTED

- 9.1 25/01253/FUL 42 Alexander Road**
Erection of single storey side/rear extension. (Support).
- 9.2 25/00477/FUL 11 Handel Road**
Erection of single storey rear extension and associated works. (Support).

APPROVED

- 9.3 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).

REFUSED

- 9.4 24/02703/FUL Flat 14 Victoria House Dapps Hill (email attached)**
Installation of 6 No replacement timber windows to second floor flat. (Support).
- 9.5 24/02704/LBA Flat 14 Victoria House Dapps Hill (email attached)**
External alteration for the installation of 6no replacement timber windows to second floor flat. (Support).

10. FOR DECISION

10.1 CS 12828123 PROPOSED BASE STATION UPGRADE AT CHANDOS LODGE (attached)

Decide on a response to Avison Young on the proposed base station upgrade at Chandos Lodge.

11. FOR INFORMATION

11.1 24/04465/FUL The Hollies Charlton Road

Subdivision of land and conversion of existing residential annexe to dwelling.

This application was taken to the BANES Planning Committee on 7th May for resolution.

11.2 TEMPORARY CLOSURE OF FOOTPATH BA27/30 (attached)

This Order is required because works are being or are proposed to be executed on or near the right of way: namely the applicant will be building 67 residential properties. The Order will come into force on 9th June 2025 and will be effective for six months.

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

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 9th June 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 07/05/2025.

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.”

07/05/25 – Requested update from Case Officer

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.”

24/04465/FUL The Hollies, Charlton Road

Subdivision of land and conversion of existing residential annexe to dwelling (Object)

24/04715/REG03 Parcel 0251 Somerdale Factory Road

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

07/05/25 – Requested update from Case Officer.