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To: - Members of the Planning & Development Committee (Councillors D Brassington, D Cooper, A Crouch, C Fricker, A Greenfield, B Simmons and Jonathan Wallcroft)

c.c. All other Town Councillors.

Dear Councillor,

You are requested to attend a meeting of the **Planning & Development Committee** to be held in the **KEY CENTRE (UPSTAIRS ROOM), VICTORIA METHODIST CHURCH, CHARLTON ROAD** on **MONDAY 13th January 2020 at 7.30pm.**

The Agenda for the meeting appears below.

7th January 2020

Dawn Drury
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)).

AGENDA

1. APOLOGIES FOR ABSENCE
2. DECLARATIONS OF INTEREST

RECOMMENDATION:

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.

4. CONFIRMATION OF MINUTES

That the Minutes of the Committee's meeting held on Monday 16th December 2019 (previously circulated) be approved as a correct record and signed by the Chairman.

5. PUBLIC PARTICIPATION

In accordance with Standing Order 3(e), 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.

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 19/05280/FUL – Bath And Portland Stone, Old Station Yard, Avon Mill Lane
Erection of 2 no. silos. (Retrospective).
- 8.2 19/05541/FUL – Police Station, Bath Hill
Demolition of buildings on site and erection of 9 dwellings, together with associated works.
- 8.3 19/05448/FUL – 51 Bath Road
Increase rear extension following removal of existing conservatory with associated works.
- 8.4 19/05475/FUL – 23 Chandos Road
Erection of a two-storey rear extension with extended single-storey side and rear extension.
- 8.5 19/05502/AR – 34 High Street
Display of 1 no. non-illuminated header sign over ATM.

- 8.6 19/05470/FUL – 92 Lays Drive
Erection of two-storey rear extension.
- 8.7 20/00004/FUL – Avon Valley Farm, Pixash Lane
Erection of a dwelling following removal of existing outbuildings.
- 8.8 19/04950/FUL – 37 St George’s Road
Erection of 1 no. 3 bed dwelling.
- 8.9 19/05230/FUL – 71 St Ladoc Road
Erection of a single-storey side/rear extension to create a new master bedroom and porch area.
- 8.10 19/05371/FUL – 113 Wellsway
Conversion of garage.

9. APPLICATIONS WITH ADDITIONAL PLANS ADDED

- 9.1 **Application Reference:** 19/01300/FUL
Address: Keynsham Paper Mill, Avon Mill Lane, Keynsham, Bristol, Bath And North East Somerset, BS31 2UG.
Proposal: Change of Use from B2 Recycling Plant to B8 Warehouse and Distribution.
Updated: 1 New Document(s) Added.
- 9.2 **Application Reference:** 19/04075/VAR
Address: Parcel 2100, Parkhouse Lane, Keynsham.
Proposal: Variation of condition 7 of application 16/02077/FUL (Residential development of 100 new dwellings, new vehicular access off Charlton Road, and associated landscaping, drainage and infrastructure works).
Updated: 6 New Document(s) Added.
- 9.3 **Application Reference:** 19/05458/VAR
Address: Stockwood Vale Golf Club, Stockwood Lane, Keynsham, BRISTOL, Bath and North East Somerset, BS31 2ER.
Proposal: Variation of condition 12 (External Lighting) of application 18/05631/FUL.
Updated: New Application, 1 New Document(s) Added.

10. PLANNING APPLICATIONS DETERMINED BY B&NES

Notification of the following decisions that have been received: -

Permitted:

- 10.1 19/04762/FUL – Domino’s, Ashmead Road
Installation of 2 no. rapid electric vehicle charging stations situated in 2 no. existing parking spaces (in car park next to Domino’s) with associated equipment. (Support).

- 10.2 19/04298/FUL – 8 Avon Road
Removal of the front elevation of the house to the level of the top of the bay window due to structural movement. Rebuild front elevation using the existing materials and to the same design. Erection of garden shed. (Retrospective). (Support).
- 10.3 19/01818/FUL – Breaches Farm House, Cherwell Road
Erection of two-storey extension. (Object).
- 10.4 19/04602/FUL – 2 Maesbury Road
Erection of two-storey extension at the front of the building. (Amendment to planning application 18/01559/FUL). Erection of a fence to the right side boundary. (Retrospective). (Object).
- 10.5 19/02137/FUL – Land and Buildings between The Spinney and Barn Cottage, Old Bristol Rd
Conversion and extension of existing barn to 1 no. dwelling, demolition of outbuildings and associated works. (Object).

Consent:

- 10.6 19/03538/AR – The Brass Mill, Avon Mill Lane
Installation of signage including post, directional, plaques and lighting. (Support).
- 10.7 19/03539//LBA – The Brass Mill, Avon Mill Lane
External alterations to include installation of signage including post, directional, plaques and lighting. (Support).

Approved:

- 10.8 19/04911/RES – Miland House, 4 Rock Road
Approval of reserved matters (landscaping) for application 16/03306/OUT (Erection of a building comprising a convenience store, 15 no. flats and 1 no. maisonette following demolition of the existing office building and detached dwelling house). (Support).

No Objection:

- 10.9 19/04740/TCA – Rookehill Farmhouse, 34 Wellsway
5 no. Sycamore trees – Prune back to previous pruning points. (Noted).

Refused:

- 10.10 19/01163/FUL – Police Station, Bath Hill
Erection of two buildings to provide 26 apartments, together with associated works, following demolition of existing buildings. (Object).
- 10.11 19/03356/LBA – Keynsham Conservative Club, 22 High Street
External alterations to replace windows to front elevation. (Regularisation). (Object).
- 10.12 19/03561/FUL – 65 St Ladoc Road
Erection of attached dwelling. (Object).

11. APPEAL DECISION

PLANNING APPLICATION 18/05706/FUL – ROOKEHILL FARMHOUSE, 34 WELLSWAY
APPEAL REF: APP/FO114/D/19/3229995

Appeal against refusal to grant planning permission in respect of the development proposed – erection of building to provide domestic garage with studio accommodation over and construction of new vehicular access thereto following demolition of existing garden room and store. Appeal dismissed.

12. ITEMS FOR INFORMATION

12.1 PLANNING APPLICATION 19/01818/FUL BREACHES FARM HOUSE, CHERWELL ROAD, KEYNSHAM

Email from B&NES case officer, Rae Mepham dated 11th December informing the Town Council that further to our consultation response of the 5th November, in respect of the above application the case officer advises us that it is her recommendation that this scheme be approved. She notes the Town Council objected to the scheme and as such has referred the case to the Chairman of the Development Control Committee. The case officer advises that the Chairman has agreed that the application can be delegated to officers for determination and as such will not be presented to the Development Control Committee.

The case officer's full report will be available online along with the Chairman's report once the decision is issued.

13. ITEMS FOR DECISION

RESPONSE TO BRISTOL AIRPORT PLANNING APPLICATION 18/P/5118/OUT

To review a draft objection in respect of the Bristol Airport Application 18/P/5118/OUT produced by the Town Clerk on behalf of the Town Council for consideration by Planning Committee at this meeting (to follow).

14. LIST OF OUTSTANDING PLANNING APPLICATIONS

See pages 7 - 9 of this agenda.

15. DATE OF NEXT MEETING

The next meeting of the Committee is scheduled to take place on **MONDAY 3rd February 2020** at 7.30pm.

**PLANNING APPLICATIONS UNDETERMINED BY BATH & NORTH EAST SOMERSET
COUNCIL FOR A PERIOD OF 8 WEEKS OR LONGER as at 6th January 2020
NOTE: 8 WEEKS FOR MINOR APPLICATIONS AND 13 WEEKS FOR MAJOR APPLICATIONS**

16/04359/FUL - Parcel 7877 Stidham Lane

Replacement of existing mooring pontoons, walkways and access staircases with ancillary replacement of services. Update requested from Tessa Hampden on Monday 6th March. Further update requested 3rd July 2017. **Tessa Hampden (case officer) contacted on 18th July 2017 for an update. 26.09.17 the case officer reported that the agent has sent in additional information with regards to the Emergency Evacuation Plan and this is currently being considered by B&NES officers. The case officer hopes to be in a position to make a recommendation soon. Tessa Hampden (case officer) contacted on 9th January 2018, 20th March for an update. Further updates requested on 24.05.18, on 23.07.18, on 03.12.18, on 18.12.18 and on 12.08.19. Arboricultural and Ecological information added 04.11.19**

18/02459/VAR - Parcel 2535 Charlton Road

Variation of condition 15 (plans list) of application 14/00049/FUL (Erection of 266 no. one, two, three, four and five bedroom dwellings including 80 affordable housing units (30%) along with the provision of landscaping, open space, car parking, drainage and associated works) granted 05.02.15 **Contacted case officer (Samantha Mason) on 12th September 2018 for an update. The application is likely going to be recommended for approval. The original application involved a section 106 agreement as such the proposal is currently with our legal team who are looking over this aspect and making alterations accordingly. It is likely there will not be a decision on this one issued for a number of weeks yet. Update from case officer 20.12.18** The applicant is seeking a deed of variation which is being updated by the applicant's legal team and agreed by the council's legal team, the case officer understands the draft has been agreed in general and there are some final small amendments/ typos that are being updated. The application should be signed off in the new year. Case officer (Samantha Mason) reported on 21st February 2019 that she had contacted the legal department who have confirmed that they have recommended the Section 106 be complete. Then Case Officer understands that this is with the applicant's legal team, she has chased but currently with no response. The application can be signed off once confirmation from the applicant's legal team has been received. **Update received on 12.08.19 the case officer has not had any correspondence from either the agent or solicitors on this once since March despite numerous attempts at contact. Therefore, B&NES are in the process of disposing of the application as is allowed through the Development Management Procedure Order (2010) once a certain period of time has passed. The case officer is hoping this will be completed this week. Holmoak play area issues being resolved.**

19/00608/VAR - Parcel 4200 Parkhouse Lane

Variation of condition 9 for application 12/03589/VAR (Variation of conditions 15, 16, 17 and 18 of application 09/04351/FUL allowed on appeal 22nd July 2011 (Hybrid planning application for a housing led mixed use development comprising 285 dwellings, retail accommodation, flexible business/employment floor space, affordable housing, formation of new vehicular, pedestrian and cycle accesses, pedestrian and cycle improvements to Parkhouse Lane, formal and informal public open space including junior playing pitch and associated changing rooms and parking facilities, together with landscaping and tree planting and ancillary works including drainage (Full Application) and extension to Castle Primary School (Outline application, All Matters Reserved) to enable highway works on Park Road to commence prior to the completion of the further contaminated land investigations which will be undertaken upon demolition of building on the site). **Update received from case officer (Chris Griggs-Trevarthen) on 14th May 2019.** The applicant has just sent in

some additional drainage information which the case officer has asked the Drainage and Flood Risk Team to review. They will upload their comments to the public website once they have been made.

Case officer Chris Griggs-Trevarthen contacted for an update on 2nd July 2019 - The Case officer has reported that B&NES Council are awaiting some updated information and drawings from the developer regarding proposed works to address concerns raised by the Drainage and Flood Risk Team.

Update received from the case officer 14.08.19 - The Council's Drainage Team are currently in the process of agreeing remedial works with the developer to ensure that the system for surface water drainage of the site is suitable and safe. These matters will likely be secured by condition, the wording of which is yet to be agreed.

19/01300/FUL - Keynsham Paper Mill Avon Mill

Change of Use from B2 Recycling Plant to B7 Warehouse and Distribution

Case officer Chris Griggs-Trevarthen contacted for an update on 2nd July 2019 - The case officer has reported that he is awaiting information from the agent in relation to the following matters:

- Additional highways and transport information at the request of the Highways Officer;
- A strategy Landscape and Ecological Management Plan;
- A construction Ecological Management Plan.

Update received from the case officer 14.08.19 The applicant has recently submitted a strategic ecological management plan, construction ecological management plan and an additional highways technical note. These are all currently being reviewed by the Council. The current target date is 30th August. Proposed landscape plan – revised drawing submitted on 01.11.19

19/02919/MINW - Resourceful Earth Limited Charlton Field Lane QC

A revised layout and design to the existing AD Plant (approved under 13/4126/MINW) with removal of all bund, walling, ponds and soil & stock piles on site with introduction of hard standing, parking, bund walling, silage clamps, CNC gas compressing compound, digestate storage bunker and associated digestate lagoon, gas grid equipment, a new site office with associated landscaping and drainage infrastructure. **Case officer – Neil Carpenter – Ecology response submitted by B&NES on 12.11.19 objecting to application and seeking further information.**

19/03720/FUL - 31 Torridge Road

Erection of 2 detached bungalows. **Case officer – Dominic Battrick – Update requested 18.11.19**