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REMOTE COUNCIL MEETINGS.

In accordance with The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020 (“the 2020 Regulations”), Keynsham Town Council will be holding Council and Committee meetings virtually using the Zoom platform whilst these regulations remain in place during the COVID crisis.

The meeting ID and password specific for the meeting concerned will be available on the agenda posted on the Town Council website, so that members of the public can attend. Details of how to join a meeting using Zoom can be accessed here <https://support.zoom.us/hc/en-us/articles/201362193-Joining-a-Meeting>

The Council will be prioritising and focusing on urgent issues/business. Members of the public wishing to address the Council during Public Participation are asked to bring this to the attention of the Clerk or in any case the Chairman before the start of the meeting and are reminded that the Council cannot make any decision on matters that do not appear on the agenda. If any members of the public have questions about matters not on the agenda, they are requested to contact the Clerk of the meeting by telephoning **07904 161097** or emailing deputytownclerk@keynsham-tc.gov.uk

To: - Members of the Planning & Development Committee (Councillors D Brassington, D Cooper, A Crouch (Chairman), 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 **Virtually via Zoom** on **MONDAY 15th June 2020 at 7.30pm.**

Members of the public can attend the meeting via Zoom

Meeting ID: 828 3293 8122

Password: 187817

Details of how to join a meeting using Zoom can be accessed here

<https://support.zoom.us/hc/en-us/articles/201362193-Joining-a-Meeting>

The Agenda for the meeting appears overleaf.

8th June 2020

Dawn Drury
Deputy Town Clerk

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. **APPOINTMENT OF CHAIRMAN**

RECOMMENDATION

To note that Councillor A Crouch be appointed as Chairman of the Committee for the municipal year 2020 – 21, as agreed at the Town Council meeting held on 19th May 2020.

2. **APPOINTMENT OF VICE CHAIRMAN**

RECOMMENDATION

To note the appointment of Councillor C Fricker as Vice Chairman for the municipal year 2020 – 21, as agreed at the Town Council meeting held on 19th May 2020.

3. **MEMBERSHIP**

RECOMMENDATION

To note the membership comprising the Committee is Cllrs D Brassington, D Cooper, A Crouch, C Fricker, A Greenfield and B Simmons for the municipal year 2020 - 2021, as agreed at the Town Council meeting held on 19th May 2020.

4. **TERMS OF REFERENCE**

NAME OF COMMITTEE	Planning & Development
MEMBERSHIP WITH VOTING RIGHTS	7 members of the Town Council
FUNCTIONS	<p>Receive planning applications and related matters; consider comments and forward decisions, observations and comments to Bath & N.E. Somerset Council and/or any other appropriate authority.</p> <p>To make observations/comments on planning policies and detailed local plans appropriate to the Town and make recommendations to the full Town Council.</p> <p>To make observations/comments on tree preservation orders and listed building consents.</p> <p>To deal with all matters relating to the creation, diversion and closure of public</p>

	<p>rights of way and open green spaces.</p> <p>To comment on Traffic Orders to B&NES Council on Traffic Management matters.</p> <p>Comment on license applications.</p> <p>Nominate speaker(s) to represent the Town Council at B&NES Council planning meetings/committees.</p>
DELEGATED POWERS	The Planning Committee are authorised to make decisions on behalf of Keynsham Town Council with regard to all FUNCTIONS
REFERRED BUSINESS	<p>To consider and make recommendations to the Town Council on the following matters -</p> <p>To make observations/comments on the Core Strategy, planning policies and detailed local plans appropriate to the Town.</p>
QUORUM	3 members of the planning committee
FREQUENCY OF MEETINGS	Every 3 weeks

RECOMMENDATION

To note the Terms of Reference for the Committee to include the reduced quorum/membership as agreed at the Annual Town Council Meeting in 19th May 2020.

5. APOLOGIES FOR ABSENCE

6. 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)

7. 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.

8. CONFIRMATION OF MINUTES

That the Minutes of the Committee’s meeting held on Monday 18th May 2020 (attached) be approved as a correct record and signed by the Chairman.

9. 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 Deputy 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.

Members of the Public may also speak on one single item only on the Agenda, only per meeting, just prior to that item being discussed, unless otherwise agreed by the Chair, or Chair of a 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 the meeting, Members of the Public will be asked to register their interest with the Deputy Town Clerk prior to the start of the meeting.

10. 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.

11. 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).

12. CONSULTATION ON PLANNING APPLICATIONS

- 12.1 20/01912/FUL – Territorial Army, T.A. Centre, Ashmead Road
Erection of a vehicle workshop and storage extension following demolition of existing vehicle workshop and storage extension building. Replacement of existing adjacent mobile accommodation hut with new.
- 12.2 20/01474/FUL – 20 Avon Road
Erection of two-storey side extension, removal of existing door and replacement and enlargement of existing dormer window and new conservation roof light to rear roof slope.
- 12.3 20/01475/LBA – 20 Avon Road
Internal and external alterations to include two-storey side extension, removal of existing door and replacement and enlargement of existing dormer window and new conservation roof light to rear roof slope.

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- 12.4 20/01668/FUL – 193 Bath Road
Erection of single-storey side and rear extensions.
- 12.5 20/01781/FUL – 50 Chandag Road
Erection of single-storey rear extension.
- 12.6 20/01805/FUL – Chandag Infants School, Chandag Road
Re-surfacing access road and pavement, replacing and relaying existing kerbs, installation of new surface drain adjacent to the pavement, new markings to road to match existing and installation of new lighting columns and LED lights.
- 12.7 20/01807/FUL – Wellsway School, Chandag Road
Internal alterations to include the creation of a new separate dedicated entrance area with new double doors in the West elevation along with minor external alterations to create a ramped access to these doors.
- 12.8 20/01808/FUL – Wellsway School, Chandag Road
External alterations to include a full clean of existing stonework, replacing existing single glazed crittal windows with new powder coated aluminum double glazed units, replacing deteriorating timber cladding and replacing with insulated render panels, redecorating existing render panels, replacing existing 'Wellsway Sixth Form' sign with new and replacing existing entrance door with new powder coated aluminum glazed door.
- 12.9 20/01791/FUL – 1 Chew Cottages, Dapps Hill
Erection of side extension.
- 12.10 20/01792/LBA – 1 Chew Cottages, Dapps Hill
Internal and external alterations to include erection of side extension and associated internal works.
- 12.11 20/01870/FUL – 27 Hurn Lane
Material changes to building façade, new windows and doors throughout, demolish side canopy, erect a boundary fence and form new vehicular access with off road parking.
- 12.12 20/01640/FUL – Dundas, Stockwood Hill
Erection of garden room to replace existing conservatory. (Retrospective).
13. PLANNING APPLICATIONS DETERMINED BY B&NES
- Notification of the following decisions that have been received: -
- Permitted:
- 13.1 20/00278/FUL – Garages at Rear of 63 to 69 Chandag Road, Lambourn Road
Erection of 8 no. storage units. (Comments Only).
- 13.2 20/01295/FUL – 33 Martock Road
Erection of a rear and side single-storey extension. (Support).

13.3 20/00306/FUL – Parkhouse Farm, Parkhouse Lane
Change of use of existing outbuildings from garages and stables to Holiday Lets. (Support).

13.4 20/01203/FUL – 7 Richmond Close
Erection of ground floor single-storey extension, first floor extension above existing dining room and covered front porch. (Support).

14. ENFORCEMENT MATTER

14.1 20/00244/UNDEV – 44 Linnet Way – Unauthorised development

Following an enforcement complaint received on 29th May 2020 in respect of the above, the matter has been received by the B&NES Council Planning Enforcement Team and allocated to Case Officer, Sam Grant.

The Planning Enforcement Team will assess the allegation and update the Town Council as to the progress with the case at regular intervals in accordance with the Council's Enforcement Policy.

15. ITEMS FOR DECISION

15.1 PCAA RESPONSE TO BA COORDINATED AIRPORT DFT CONSULTATION

To consider and discuss the PCAA response to the BA Coordinated airport Dft Consultation and to formulate a response on behalf of the Town Council (copy of PCAA response attached)

16. LIST OF OUTSTANDING PLANNING APPLICATIONS

See pages 7 - 8 of this agenda.

17. DATE OF NEXT MEETING

The next meeting of the Committee is scheduled to take place on **MONDAY 6th July 2020** at 7.30pm. virtually by Zoom.

**PLANNING APPLICATIONS UNDETERMINED BY BATH & NORTH EAST SOMERSET
COUNCIL FOR A PERIOD OF 8 WEEKS OR LONGER as at 8th June 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. Further update requested 14.01.2020**

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. Update received from Case officer

on 16th January 2020 - The drainage team are meeting with the developer at the end of January to clarify the remedial works are that required to the drainage system. The decision won't be taken until after this has been clarified.

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. Further update requested 14.01.2020**

19/05458/VAR - Stockwood Vale Golf Club, Stockwood Lane

Variation of condition 12 (external lighting) of application 18/05631/FUL

Update requested from case officer on 11th May 2020

20/00175/FUL - 20 Dragons Hill Garden

Erection of two storey side extension and single storey rear extension

Update requested from case officer on 11th May 2020

20/00203/FUL - 10 Chelmer Grove

Erection of a 2 bed bungalow to the side of 10 Chelmer Grove

Update requested from case officer on 11th May 2020

20/00580/FUL - 38 West View Road

Erection of 2 no. dwellings to the rear of 38 and 40 West View Road following demolition of existing garages and outbuildings

Update requested from case officer on 11th May 2020