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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 7th September 2020 at 7.30pm.**

Members of the public can attend the meeting via Zoom

Meeting ID: 865 4426 6525

Password: 541357

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.

1st September 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. **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 Extraordinary Meeting held on Wednesday 2nd September 2020 (attached) 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 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.

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 20/02846/VAR – 42 Gainsborough Road
Variation of conditions 2 (approved plans), 3 (materials) and 5 (cycle storage) of application 18/01669/FUL. (Erection of 1 no. self-contained house adjacent to existing property).
- 8.2 20/02861/FUL – 17 Handel Road
Erection of single storey rear extension and internal alterations.
- 8.3 20/03020/FUL – 73 Manor Road
Replacement of flat roof to pitched roof over garage.

9. PLANNING APPLICATIONS DETERMINED BY B&NES

Notification of the following decisions that have been received: -

Permitted:

- 9.1 20/02375/FUL – 35 Bath Hill
Erection of two and single storey extension to form kitchen, bedroom and consulting rooms following demolition of existing kitchen. (Support).
- 9.2 20/02147/FUL – 14 Broadlands Avenue
Erection of a 2-storey side and single storey rear extension. (Support).
- 9.3 20/02364/FUL – 10 Laburnum Walk
Erection of a rear single storey extension. (Support).
- 9.4 20/02260/FUL – 44 St Ladoc Road
Erection of two storey side extension. (Support).
- 9.5 20/02290/VAR – 10 Torridge Road
Variation of conditions 2 (Materials – Submission of Schedule and Samples) and 14 (Plans List) of Application Reference Number 19/03698/FUL (Erection of a two-storey dwelling with parking and associated works following demolition of garage). (Decision made before consultation).

- 9.6 20/01805/FUL - Chandag Infants School Chandag Road
Re-surfacing access road and pavement, replacing and replacing 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.(Support)

Approved:

- 9.7 20/02361/SRCOU – 63 Queens Road
Prior approval request for the change of use of current retail unit (A1) to Restaurant/Café (A3). (Support).

Refused:

- 9.8 20/01277/OUT – Treetops Nursing Home, St Clement's Road
Redevelopment of the existing car home to provide a 57 no. bed space replacement care home, associated parking and hard/soft landscape works. (Object).

Withdrawn:

- 9.9 20/02608/FUL – 8 Dryleaze
Erection of an ancillary granny annexe. (Object).

10. APPEALS

- 10.1 APPEAL REF: 20/00039/RF APPLICATION REF: 19/04561/FUL - 15 BARNARD WALK KEYNSHAM

Appeal ref: 20/00039/rf Application ref: 19/04561/FUL - 15 Barnard Walk Keynsham - Erection of 2-bed dwelling. Appeal Start Date: 18 August 2020 Appellant: Simon Phillips & Sonia Phillips

An Appeal has been made to the Planning Inspectorate in respect of the above development. The appeal is against the decision of the Local Planning Authority to refuse planning permission for the development described above. Permission was refused for the reason(s) set out as follows:

1 The proposed dwelling by virtue of its narrow frontage and side and rear projections would result in the overdevelopment of the site and would appear as a cramped and contrived form of development. The development therefore fails to respond positively to the built-form and is considered detrimental to the character and appearance of the existing terrace and the surrounding area. This is contrary to policies D1, D2, D3, D4, D5 and D7 of the Placemaking Plan (July 2017) and guidance in the National Planning Policy Framework.

2 The applicant has failed to demonstrate that they are able to provide two off-street car parking spaces in accordance with adopted parking standards. Failure to provide the required number of spaces is likely to lead to an increase in on-street parking activities in the vicinity of the application site, where on-street parking stock is limited, and existing demand is high. This would affect highway safety and/or residential amenity and is contrary to policy ST7 of the Bath and North East Somerset Placemaking Plan (July 2017).

It has been agreed that the appeal should be dealt with on the basis of an exchange of written statements from both parties and a site visit by an Inspector appointed by the Planning Inspectorate.

Any comments made in respect of the original application for development will be forwarded to the Planning Inspectorate and taken into account by the Inspector deciding the appeal. Should you wish to make any additional comments regarding the appeal, these should be sent to in Planning Services within 21 days of the starting date quoted above. Planning Services. Lewis House, Manvers Street, Bath, BA1 1JG, planning_appeals@bathnes.gov.uk

11. ITEMS FOR INFORMATION

11.1. TRO INFORMAL CONSULTATION – VARIOUS LOCATIONS KEYNSHAM/SALTFORD

Email received from Kris Gardom B&NES Council dated 18th August 2020 acknowledging receipt of the Town Council's responses to the consultation above and confirming that the comments will be added to those of the Town Clerk that were submitted previously.

12. ITEMS FOR DECISION

The Ministry of Housing, Communities and Local Government have issued three consultations on reform of the planning system:

- (i) Changes to the current planning system (NALC deadline for responses 17 September)
- (ii) Planning for the future - the planning white paper (NALC deadline for responses 15 October)
- (iii) Transparency and competition: a call for evidence on data on land control (NALC deadline for responses 16 October)

NALC have produced briefings corresponding to each consultation. (Copies attached – briefing documents previously circulated)

Local (parish and town) Councils are encouraged to respond to NALC on these very important issues by emailing policycomms@nalc.gov.uk.

RECOMMENDED

That the Committee consider and confirm the responses to the above consultations as agreed at the extraordinary meeting on 2nd September 2020 (copies of documents distributed previously).

13. LIST OF OUTSTANDING PLANNING APPLICATIONS

See pages 7 - 8 of this agenda.

14. DATE OF NEXT MEETING

The next meeting of the Committee is scheduled to take place on **MONDAY 5th OCTOBER 2020** at 7.30pm. virtually by Zoom.

15. EXCLUSION OF PRESS AND PUBLIC

RECOMMENDATION:

In accordance with Standing Order 3(d) to RESOLVE that pursuant to the provision of the Public Bodies (Admission to Meetings) Act 1960, the press and public be excluded from the meeting for the following items of business by reason of the confidential nature of business to be transacted. Item 35 is commercially sensitive, and Item 36 has commercial sensitivity and staffing implications.

15.1 EMAIL FROM POKE 'PROTECT OUR KEYNSHAM ENVIRONMENT' DATED 31ST JULY 2020

To note the contents of an email received from POKE 'Protect our Keynsham Environment' dated 31st July 2020. (previously circulated to Councillors)

**PLANNING APPLICATIONS UNDETERMINED BY BATH & NORTH EAST SOMERSET
COUNCIL FOR A PERIOD OF 8 WEEKS OR LONGER as at 1st September 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. Update requested from Tess Hampden on 13.07.2020

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.

Update requested from Chris Griggs-Trevarthen on 13.07.2020. Update received from case officer on 14.07.2020 – He is awaiting some additional information from the applicant but they have gone very quiet. He will need to review the application in light of the length of time that has passed and see whether any amendments are required.

20/00606/VAR - Castle Primary School Newlands Road

Variation of conditions 6 (Implementation of Wildlife Scheme) and 11 (Arboriculture - signed certificate of compliance) of Application 17/02178/REG03 (Extending the permission of existing

temporary modular building and erection of single storey detached 4 no. classroom & Hall extension and single storey entrance with associated works including extension of car park and hard & soft play areas. **Update requested from Sasha Berezina (case officer) on 13.07.2020.** Update from case officer received on 14.07.2020 – B&NES Council Ecologist requested an up-to-date review of the Wildlife Protection and Enhancement Scheme. Her detailed comments were passed to the agent and B&NES are waiting for their response on these matters. The application in its current form cannot be recommended for approval.

20/00563/FUL - 26 Gaston Avenue

Erection of 1 no. 1 bed dwelling. **Update requested from Isabel Daone (case officer) on 13.07.2020.** Update received from the case officer on 14.07.2020 – The Case officer contacted the agent regarding this application at the beginning of last week, requesting some more information to satisfy highways and the submission of a sustainable construction check list. To date the case officer has not had any response and is currently unable to progress with the application.

20/01038/FUL - The Bungalow Parkhouse Lane

Erection of new double garage and storage in the garden of The Bungalow

Update requested from Isabel Daone (case officer) on 13.07.2020. Update received from the case officer on 14.07.2020 – In the opinion of the B&NES Council, this application is unacceptable in its current form. The applicant extended the application until 3rd July to submit revisions but these revision have still not been submitted. The case officer will be contacting the agent again, this week, to get an update.

20/01545/FUL - 1 Bath Hill

Conversion of existing store to residential dwelling. **Update requested from Emily Smithers (case officer) on 01.09.2020**

20/01474/FUL - 20 Avon Road

Erection of 2 storey side extension, removal of existing door and replacement and enlargement of existing dormer window and new conservation roof light to rear roof slope. **Update requested from Emily Smithers (case officer) on 01.09.2020**

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 slope. **Update requested from Emily Smithers (case officer) on 01.09.2020**

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. **Update requested from Isabel Daone (case officer) on 01.09.2020**