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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](mailto: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 27th July 2020 at 7.30pm.**

Members of the public can attend the meeting via Zoom

**Meeting ID: 882 5676 8816**

**Password: 956400**

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.**

20<sup>th</sup> July 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 16<sup>th</sup> 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 6<sup>th</sup> July 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 20/02008/FUL – Unregistered Unit 1-4 Old Station Yard, Avon Mill Lane  
Erection of 2 no. acoustic barriers, to allow the filling of concrete mixing vehicles between 6.30am and 6.30pm Mon-Friday and to allow the use of the external yard for the storage of materials and other operations.
- 8.2 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.
- 8.3 20/02506/VAR – Former Police Station, Bath Hill  
Variation of condition 24 (Plans List) of application 19/05541/FUL. (Demolition of buildings and site erection of 9 dwellings, together with associated works).
- 8.4 20/02479/OUT – Parcel 1991, Bath Road  
Outline application for up to 5,950 sqm (GEA) of flexible use commercial development falling within Use Classes B1(b), B2, and B8 with primary access onto Bath Road. All matters reserved except assess.
- 8.5 20/02147/FUL – 14 Broadlands Avenue  
Erection of a two storey side and single storey rear extension.
- 8.6 20/01888/FUL – 30 Charlton Road  
Conversion of vacant loft space into a single bedroom studio apartment and associated works. (Resubmission).
- 8.7 20/00806/LBA – Keynsham Conservative Club, 22 High Street  
External alterations for the installation of replacement windows and repainting of front elevation to original colour. (Regularisation).
- 8.8 20/00914/FUL – Keynsham Conservative Club, 22 High Street  
Installation of replacement windows and repainting of front elevation to original colour. (Retrospective).
- 8.9 20/02246/FUL – 14 Kenilworth Close  
Erection of single storey extension following demolition of existing garage.

- 8.10 20/02364/FUL – 10 Laburnum Walk  
Erection of a rear single storey extension.
- 8.11 20/02361/SRCOU – 63 Queens Road  
Prior approval request for the change of use of current retail unit (A1) to Restaurant/Café (A3).
- 8.12 20/02260/FUL – 44 St Ladoc Road  
Erection of two storey side extension.
- 8.13 20/02183/VAR – Stockwood Vale Golf Club, Stockwood Lane  
Variation of condition 12 of application 18/05631/FUL (Erection of adventure golf course with associated structures, hard and soft landscaping, and formalising of existing overflow car park).  
Condition(s) Removal:  
We wish to illuminate the overflow car park for the safety of those returning to their vehicles when dark. We wish for the condition to be discharged.

9. PLANNING APPLICATIONS DETERMINED BY B&NES

Notification of the following decisions that have been received: -

Permitted:

- 9.1 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 aluminium 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 aluminium glazed door. (Support).
- 9.2 20/00900/FUL – Wellsway School, Chandag Road  
Erection of temporary single storey modular building to provide two classrooms, toilets and associated storage for a period of 2 years. (Support).
- 9.3 20/01071/FUL – 60 Chandos Road  
Erection of single storey rear extension, bay window at front, garden building, extension to existing dormers and front drive extension. (Support).
- 9.4 20/00901/FUL – 5 Mendip Close  
Erection of single storey side extension in place of existing car port. (Support).
- 9.5 20/01640/FUL – Dundas, Stockwood Hill  
Erection of garden room to replace existing conservatory. (Retrospective). (Support).
- 9.6 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 out buildings. (Support).

Refused:

- 9.7 20/00203/FUL – 10 Chelmer Grove  
Erection of a two bed bungalow to the side of 10 Chelmer Grove. (Object).
- 9.8 20/01119/FUL – 31 Torridge Road  
Erection of a detached bungalow. (Resubmission). (Object).

Withdrawn:

- 9.9 20/00175/FUL – 20 Dragons Hill Gardens  
Erection of two storey side extension and single storey rear extension. (Object).
- 9.10 20/00661/FUL – Land North of Lays Farm Business Park, Lays Farm Trading Estate  
Retrospective application for erection of temporary construction compound. (Support).
- 9.11 19/02919/MINW – Resourceful Earth Ltd, Charlton Field Lane, Queen Charlton  
A revised layout and design to the existing AD Plant (approved under 13/04126/MINW) with removal of all bund walling, ponds and soil & stock piles on site with the introduction of hard standing, parking, bund walling, silage clamps, CNG gas compressing compound, digestate storage bunker and associated digestate lagoon, gas to grid equipment, a new site office with associated landscaping and drainage infrastructure. (Comments Only).
- 9.12 19/05458/VAR – Stockwood Vale Golf Club, Stockwood Lane  
Variation of condition 12 (External Lighting) of application 18/05631/FUL. (Support).

10. ITEMS FOR DECISION

10.1 FORMER POLICE STATION BATH HILL

To consider email received from Mr G Woodcock (dated 17<sup>th</sup> July 2020) in respect of the Former Police Station, Bath Hill (attached)

11. LIST OF OUTSTANDING PLANNING APPLICATIONS

See pages 6 - 7 of this agenda.

12. DATE OF NEXT MEETING

The next meeting of the Committee is scheduled to take place on **MONDAY 17th August 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 20<sup>th</sup> July 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 6<sup>th</sup> March. Further update requested 3<sup>rd</sup> July 2017. **Tessa Hampden (case officer) contacted on 18<sup>th</sup> 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 9<sup>th</sup> January 2018, 20<sup>th</sup> 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 14<sup>th</sup> 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 2<sup>nd</sup> 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 16<sup>th</sup> 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.

**20/00702/CLEU - Whitegate Nurseries Stockwood Hill**

Continued use of the site as a commercial garden centre (Certificate of Lawfulness for an Existing Use). **Update requested from Chris Griggs-Trevarthen (case officer) on 13.07.2020.** Update received from the case officer on 14.07.2020 – The previous case officer dealing with this matter is off work and so he has picked up the case. Currently B&NES are still making investigations as to what the lawful use of the land is. He is hopeful of reaching a conclusion in the next couple of weeks.

**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.

**20/00989/RES - 154 Charlton Road**

Approval of reserved matters of application 19/02674/OUT (Erection of 1 no. two-storey, two bed dwelling attached to existing house with allocated parking spaces (Outline application with all matters reserved). **Update requested from Danielle Milsom (case officer) on 13.07.2020.** Update received from the case officer on 14.07.2020 – The application was reallocated to this case officer last week as the original officer is off sick. The target date for the application has been extended to the 31.07.2020. There has been no change to the proposal since the original submission.

**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 3<sup>rd</sup> 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.