



Dawn Drury – Deputy Town Clerk  
15-17 Temple Street,  
Keynsham, Bristol BS31 1HF  
Office telephone: 0117 9868683  
Temp Telephone: 07904 161097  
E-mail: deputytownclerk@keynsham-gov.uk  
www.keynsham-tc.gov.uk

To All Members of the Planning and Development Committee: Cllrs Dave Brassington, Deb Cooper, Clive Fricker (Vice Chair), Alan Greenfield, Brian Simmons and Jonathan Wallcroft.

c.c. All other Councillors

Dear Councillor

You are invited to participate in a remote attendance of the **PLANNING & DEVELOPMENT COMMITTEE** on **Monday 11 January 2021** commencing at **7.30pm**

Signed on 5 January 2021

**Dawn Drury**

By Dawn Drury, Deputy Town Clerk

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This meeting is open to Members of the Public. For telephone dial in details please contact the Deputy Town Clerk.

To Join the Meeting

<https://us02web.zoom.us/j/84486294135?pwd=WUgzdmdYSyG1KSXBZOFIzTTBOc1dZZz09>

Meeting ID: **844 8629 4135**

Passcode: **133709**

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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**

Following the sad loss of the Councillor Tony Crouch, former Chair of this Planning and Development Committee, it is necessary to appoint a new Chair to the Committee and if necessary, a new Vice Chair for the rest of this municipal year (to May 18<sup>th</sup> 2021).

### **1. APPOINTMENT OF CHAIRMAN**

RECOMMENDATION:

To appoint a chairman of the Committee for the rest of the municipal year (until 18<sup>th</sup> May 2021).

### **2. APPOINTMENT OF VICE CHAIRMAN**

RECOMMENDATION:

If necessary, to appoint a Vice Chair to the Committee for the rest of the municipal year (until 18<sup>th</sup> May 2021)

### **3. APOLOGIES FOR ABSENCE**

To receive apologies for absence.

### **4. DECLARATIONS OF INTEREST**

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).

### **5. 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.

## **6. RECORD OF PREVIOUS MEETINGS**

### **RECOMMENDATION:**

That the Minutes of the Planning & Development Committee meeting held on Monday 14 December 2020 (previously circulated) be confirmed as a true record and signed by the Chairman.

## **7. 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.

### **RECOMMENDATION:**

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.

## **8. 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.

## **9. 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).

## **10. CONSULTATION ON PLANNING APPLICATIONS**

- 10.1 20/04746/FUL – Charlton Park Dental Surgery, 30 Charlton Park  
Erection of ground floor extension to the existing Dental Surgery.

- 10.2 20/04869/FUL – 44 Charlton Road  
Erection of single storey rear extension and change to the existing roof to gable end to allow for loft conversion.
- 10.3 20/04859/COND – Land Adjacent to 19 Courtlands  
Discharge of conditions 5, 8 and 10 of application 15/02508/OUT (Outline application for the erection of 3 no. 2 storey dwelling houses. All matters reserved. (Resubmission)).
- 10.4 20/04722/FUL – 60 Gaston Avenue  
Erection of single storey rear extension, re-roof garage and convert into habitable room and pitched roof to existing porch.
- 10.5 20/04550/FUL – 67 High Street  
External alterations associated with the conversion of the first floor to residential as permitted under application 20/03747/CLPU, including installation of window on the front elevation, window and door to the rear elevation, wall light and painting of rear elevation.
- 10.6 20/04743/FUL – Elmleigh, Stockwood Vale  
Erection of first floor roof extension to provide enlarged bedrooms and bathroom with gable extension to the front and rear elevations, introduction of ground floor glazed doors and new single storey porch.
- 10.7 20/04931/FUL – 1 Tintagel Close  
Refurbishment of plots 1-44 Tintagel Close – including: Overclad of the elevations with an insulated render and acrylic brick slip system, new handrails and waterproofing to walkways and balconies and new front fire doors, with associated concrete repairs prior to installation. New front main entrance and replacement/refurbished access stairs. Improvements to security and front entrance gates.

## **TREWORKS NOTIFICATIONS**

- 10.8 20/04772/TPO – Devonport House, Durley Park  
Conifer to be felled due to lighting issue in nursing home. Replanting of 1 x Acer or Silver Birch.
- 10.9 20/04936/TPO – Devonport House, Durley Park  
Ash (T1) – fell due to lighting in the care home. Replant with Acer or Silver Birch.  
Sycamore (T2) fell due to lighting in the care home. Replant with Acer or Silver Birch.
- 11. APPEAL NOTICE – APP/F0114/W/20/3260852 – PLANNING APPLICATION 20/01277/OUT - TREETOPS NURSING HOME ST. CLEMENT’S ROAD**

Treetops Nursing Home St Clement's Road Keynsham Bristol - Redevelopment of the existing care home to provide a 57no. bedspace replacement care home, associated parking and hard/soft landscape works

Appeal Start Date: 10 December 2020  
Appellant: UKS Ltd

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 Setting of the Conservation Area**

The proposed development, due to its layout, scale and prominent position, would result in less than substantial harm to the Keynsham Conservation Area. This harm is not outweighed by the public benefits. The proposed development would therefore be contrary to the development plan, in particular policy HE1 of the Placemaking Plan, and the National Planning Policy Framework.

### **2 Landscape setting and Green Belt**

The proposed development, due to its layout, scale and prominent position, would be detrimental to the visual amenity of the Green Belt, the landscape setting of the settlement of Keynsham, local landscape character, local distinctiveness and important views. The proposed development would therefore be contrary to the development plan, in particular policies GB1, NE2 and NE2A of the Placemaking Plan, and the National Planning Policy Framework.

### **3 Design**

The proposed development, due to its design and layout, would be car dominated, cramped with awkward circulation and access, inefficient and lacking in adequate space for appropriate soft landscaping or green infrastructure. The proposals therefore represent poor design and would be contrary to the development, in particular policies D1, D2, D3, D4, D5 and NE1 of the Placemaking Plan and CP6 of the Core Strategy, and the National Planning Policy Framework and National Design Guide.

### **4 Outdoor amenity space**

The proposed development, due to its design and layout, would fail to provide adequate outdoor amenity/garden space for the potential occupiers. The proposal is therefore contrary to the development plan, in particular policies D6 and H1 of the Placemaking Plan.

### **5 Drainage**

The proposals to discharge surface water into the foul sewer are contrary to the drainage hierarchy and insufficient information has been submitted to demonstrate that an alternative method of surface water drainage is not appropriate. The proposal is therefore contrary to the development plan, in particular policies SU1 of the Placemaking Plan and CP5 of the Core Strategy.

### **6 Sustainable construction and renewable energy**

(EXAPPL) Insufficient information has been submitted to demonstrate that sustainable design and construction will be integral to the development and that sufficient renewable energy generation to reduce carbon emissions from anticipated (regulated) energy use in the proposed buildings by 10% can be achieved.

The proposal is therefore contrary to the development plan, in particular policies SCR1 of the Placemaking Plan and CP2 of the Core Strategy.

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. If you wish to make additional comments, you can do so online at <https://acp.planninginspectorate.gov.uk>. If you do not have access to the internet, you can send your comments to **The Planning Inspectorate, Team West 1, 3P, Temple Quay House, 2 The Square, Bristol by the 14 January 2021** quoting the Inspectorate's Appeal Reference: **APP/F0114/W/20/3260852**. If the Planning Inspectorate receives representations after the deadline stated above they will not normally be seen by the Inspector and will be returned.

Details of the appeal are available for inspection via the Council's website <http://planning.bathnes.gov.uk/PublicAccess/>.

If you do not have access to the internet, you can use the self-service computers at all Council Connect Offices. They are available at The One Stop Shop, 3-4 Manvers Street in Bath, Keynsham Civic Centre, Market Walk in Keynsham and The Hollies in Midsomer Norton. Electronic booklets entitled 'Guide to Taking Part in Planning Appeals' are available for download on the Council's website [www.bathnes.gov.uk](http://www.bathnes.gov.uk). Should you require a hard copy, please telephone Council Connect on 01225 394041. Alternatively, you can also access this document via the Planning Inspectorate website at <https://www.gov.uk/government/organisations/planning-inspectorate>.

## PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

Notification of the following decisions that have been received

### 12. PERMITTED

- 12.1 20/03454/EVAR – Tesco Stores Ltd, 3 Bristol Road  
Variation of conditions 17 and 21 (plans list) of application 08/04611/EFUL (Erection of new foodstore with associated parking and servicing, and with vehicular access from Charlton Road and Bristol Road; new and improved pedestrian links, landscaping and rationalization of existing private parking to rear of High Street properties).  
(Support).

- 12.2 20/01651/FUL – The Meadows Community Building, Greenfield Road  
Siting a 20ft by 8ft by 8ft container to store football equipment inc. goal posts, nets and flags. (Support with comments).
- 12.3 20/03611/FUL – 1 Wellsway  
Alterations to existing single storey extension to raise roof, adding a glazed roof lantern. First floor extension over kitchen and side and rear dormers. (Object).

### **LAWFUL**

- 12.4 20/03463/CLEU – 24 Augustus Avenue  
Erection of single storey rear extension and existing Juliet balcony reduced to window (Certificate of Lawfulness of Existing Use). (Support)

### **REFUSED**

- 12.5 20/03506/FUL – 1 Back Lane  
Erection of glazed conservatory to side elevation. (Resubmission). (Object).
- 12.6 20/03507/LBA – 1 Back Lane  
External alterations for the erection of a glazed conservatory to side elevation. (Resubmission). (Object).

## **13. ITEMS FOR INFORMATION**

### **13.1 CONSULTATION ON TWO RIVERS SCHOOL**

To consider the consultation document in respect of Two Rivers School. Councillors to respond to the consultation individually as closure date is 8<sup>th</sup> January 2021.

Any further comments may be fed back to the agent by 12<sup>th</sup> January 2021. Full application for consideration will be submitted in due course.

## **14. LIST OF OUTSTANDING PLANNING APPLICATIONS**

See pages 8 – 10 of this agenda.

## **15. DATE OF NEXT MEETING**

RECOMMENDATION:

That the next scheduled Zoom meeting of this Committee will be held on **Monday 1<sup>st</sup> February 2021** at 7.30 p.m.

## PLANNING APPLICATIONS UNDETERMINED BY BATH & NORTH EAST SOMERSET COUNCIL FOR A PERIOD OF 8 WEEKS OR LONGER as of 5<sup>th</sup> January 2021

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. Update requested from the case officer on 22.10.2020

### 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. Update requested from the case officer Samantha Mason on 22.10.2020 **The case officer has report that she has been passed this case as Sasha Berezina (case officer) is about to go on maternity leave. She has not yet had chance to go over the case in detail and once she has reviewed Sasha's notes and the application she will be able to give the town Council a further update, She expects to do this in the next two 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. Update requested from the case officer, Isabel Daone on 22.10.2020. **The case officer has been to the site for this application and managed to make contact with the agent two weeks ago after not having heard anything for a few months. She is waiting for a revised site plan and Sustainable Construction Checklist to be submitted before she can proceed.**



### **20/01545/FUL - 1 Bath Hill**

Conversion of existing store to residential dwelling. **Update requested from Emily Smithers (case officer) on 01.09.2020. Update from Case Officer on 07.09.2020** – The case officer is still waiting on the applicant to confirm how they wish to proceed with the application. Currently, they have been advised that it is not acceptable in its current form. **REVISED PLANS RECEIVED, as per this agenda.**

### **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. Update from the case officer received on 07.09.2020.** She is currently awaiting some amendments for the above applications. **Update requested from the case officer, Emily Smither on 22.10.2020. The case officer is waiting to hear back from the agent on how they wish to proceed with the applications.**

### **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. Update from the case officer received on 07.09.2020.** She is currently awaiting some amendments for the above applications. **Update requested from the case officer, Emily Smither on 22.10.2020. The case officer is waiting to hear back from the agent on how they wish to proceed with the applications.**

### **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) **Update requested from Caroline Power (case officer) on 22.10.2020.**

### **20/00914/FUL - Keynsham Conservative Club 22 High Street**

Installation of replacement windows and repainting of front elevation to original colour (Retrospective) **Update requested from Caroline Power (case officer) on 22.10.2020.**

### **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, B2 and B8 with primary access into Bath Road. All matters reserved except access **Update requested from Tessa Hampden (case officer) on 22.10.2020.**

### **20/02166/FUL - 36 Gaston Avenue**

Erection of 1 no. 2 bed dwelling and associated car parking/drop kerb. **Update requested from Isabel Daone (case officer) on 22.10.2020. The case officer is waiting for revisions, which may address some of the concerns raised. However, she has not yet heard back from the agent.**

**20/02673/OUT - Land Parcel 0005 Bath Road**

Residential and related development comprising approximately 213 dwellings replacement sports pitch to facilitate expanded primary school, means of access thereto, associated open space, landscaping, access roads, footways/cycleways and infrastructure works. **Update requested from Tessa Hampden (case officer) on 22.10.2020.**

**20/03152/FUL - Development site next to Somerdale Pavilion Trajectus Way**

Erection of 44 no. Extra care units (Use Class C2) and ancillary works including landscaping  
**Update requested from Chris Griggs-Trevarthen (case officer) on 05.01.2021**