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To All Members of the Planning and Development Committee: Cllrs Dave Brassington, Deb Cooper, Clive Fricker (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 1 February 2021** commencing at **7.30pm**

Signed on 25 January 2021

A handwritten signature in black ink, appearing to read "Dawn", enclosed within a circular scribble.

Dawn Drury

By Dawn Drury, Deputy Town Clerk

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/81841976652?pwd=SHVRNGJva1BlenZlQXJJTC9jSnpzZz09>

Meeting ID: **848 3446 3671**

Passcode: **003549**

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

1. APOLOGIES FOR ABSENCE

To receive apologies for absence.

2. DECLARATIONS OF INTEREST

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.

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.

4. RECORD OF PREVIOUS MEETINGS

RECOMMENDATION:

That the Minutes of the Planning & Development Committee meeting held on Monday 11 January 2021 (previously circulated) be confirmed as a true 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.

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.

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. B&NES PARTIAL LOCAL PLAN UPDATE OPTIONS DOCUMENT CONSULTATION

To consider and respond to the B&NES Partial Local Plan Update Options document consultation. Power point presentation including options circulated prior to the meeting.

Consultation open from 7th January 2021 – 18th February 2021

<https://beta.bathnes.gov.uk/local-plan-partial-update-options-consultation>

9. BRISTOL AIRPORT PLANNING APPEAL 12 MPPA – STATEMENT OF OBJECTION

To consider and formulate an objection statement in respect of the Bristol Airport Planning Appeal 12 mppa.

10. CONSULTATION ON PLANNING APPLICATIONS

- 10.1 21/00181/VAR – Former Police Station, Bath Hill
Variation of condition 24 (Plans List) of application 19/05541/FUL (Demolition of buildings on site and erection of 9 dwellings, together with associated works).
- 10.2 20/04944/LBA – 20 Bristol Road
Internal and external alterations to create 5 no. conservation roof windows to converted loft space and retrospective permission for creation of partitions and other minor works to roof space.
- 10.3 21/00155/FUL – 20 Bristol Road
Creation of 5 no. roof windows.

- 10.4 21/00101/FUL – Tynning, Courtenay Road
Alterations to existing property to include removal of front gable, extensions to the east and rear, reconfiguration of the main entrance and existing dormer window. Addition of new bay window, new slate roof, erection of new wall and creation of new drive.
- 10.5 21/00157/FUL – 42 Courtenay Road
Proposed ground and first floor extension over existing garage.
- 10.6 21/00120/FUL – Wellfield House, Parkhouse Lane
Erection of a detached dwelling and associated works.
- 10.7 21/00191/DEMA – Land at Rear of Longreach Nursery, Pixash Lane
Demolition of existing maintenance facility (2 no. buildings), existing agricultural buildings (4 no. buildings ancillary to agricultural holding) and 2 no. existing dwellings (Longreach and Downend Farm).
- 10.8 21/00277/FUL – The Elms, Stockwood Hill
Erection of a single storey extension on an existing garage in order to convert said garage into an annex with associated works.
- 10.9 21/00241/FUL – 24 Windrush Road
Erection of part double and part single rear extension.

11. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

Notification of the following decisions that have been received.

PERMITTED

- 11.1 20/04400/FUL – Keynsham Paper Mill, Avon Mill Lane
Erection of biomass boiler pallet burner and flue. (Support).
- 11.2 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. (Support).
- 11.3 20/04635/FUL – 41 Balmoral Road
Erection of double storey side extension. (Support).
- 11.4 20/4530/FUL – 20 Dragons Hill Gardens
Erection of single storey side and rear extensions and internal alterations. (Object).

CONSENT

- 11.5 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. (Support).
- 11.6 20/04247/LBA – Parkhouse Farm, Parkhouse Lane
External works to include painting of all windows, doors and render (to rear elevation at ground floor level), replacement of 2 no. doors (main front door and utility room door), re-pointing of main house and repair of 3 no. windows (1 to side at first floor and 2 to front at ground floor). (Support).

WITHDRAWN

- 11.7 20/02166/FUL – 36 Gaston Avenue
Erection of 1 no. 2 bed dwelling and associated car parking/drop kerb. (Object).

SCOPING OPTIONS DECISION

- 11.8 TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)
REGULATIONS 2017 – MINISTRY OF DEFENCE STORAGE AND DISTRIBUTION CENTRE,
PIXASH LANE KEYNSHAM

The Scoping Opinion relates to a potential planning application for full planning permission for the redevelopment and consolidation of existing depot site and adjacent land with associated staff parking and access and landscaping works to include the provision of the following: (i) a public re-use and recycling centre (RRC); (ii) material recovery facility (MRF); (iii) waste transfer station (WTS); (iv) Trader (bulky waste); Trade Waste Transfer Station (TWTS); (v) vehicle fleet storage and maintenance; (vi) MOT centre (public); (vii) BANES Parks and Grounds maintenance storage; (viii) BANES Highways winter service and salt store; and ancillary offices

Alternative Options

Given the allocation of the site for development in the Development Plan, a consideration of alternative sites is not required. However, the assessment of alternative design proposals in respect to the evolution of scale, mass and quantum of development on the project site is considered appropriate. Where alternative approaches to development have been considered, the ES should include a description of the reasonable alternatives studied which are relevant to the proposed development and its specific characteristics and provide an indication of the main reasons for the choice made, including a comparison of the environmental effects. (full document circulated with the agenda).

11.9 TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)
REGULATIONS 2017 – RESOURCEFUL EARTH LIMITED, CHARLTON FIELD LANE, QUEEN
CHARLTON – 20/3815/SCOPE

The Scoping Opinion relates to a potential planning application for a full planning permission for a proposed Anaerobic Digester (AD) plant (the 'Proposed Development') at the Queen Charlton Quarry site, an application seeking a revised scheme to that approved by permission 13/04126/MINW following the withdrawal of application 19/02919/MINW.

Conclusion

Table 8.2 and 8.3 identify the topics to be scoped into and out of the EIA. The topics considered for inclusion are accepted. The topics marked as being scoped out of the EIA (Major accidents and disaster, heritage and historic environment and socio-economic) are agreed (full document circulated with the agenda).

12. APPEAL NOTICE – TOWN AND COUNTRY PLANNING ACT 1990 – APPEAL UNDER SECTION 78 BY BRISTOL AIRPORT LIMITED – APPEAL REFERENCE APP/D0121/W/20/3259234 – APPLICATION NO. 18/P/5188/OUT

Site Address: Bristol Airport, North Side Road, Felton, Wrington

Description of development:

Outline planning application (with reserved matters details for some elements included and some elements reserved for subsequent approval) for the development of Bristol Airport to enable a throughput of 12 million terminal passengers in any 12 month calendar period, comprising: 2no. extensions to the terminal building and canopies over the forecourt of the main terminal building; erection of new east walkway and pier with vertical circulation cores and pre-board zones; 5m high acoustic timber fence; construction of a new service yard directly north of the western walkway; erection of a multi-storey car park north west of the terminal building with five levels providing approximately 2,150 spaces; enhancement to the internal road system including gyratory road with internal surface car parking and layout changes; enhancements to airside infrastructure including construction of new eastern taxiway link and taxiway widening (and fillets) to the southern edge of Taxiway GOLF; the year-round use of the existing Silver Zone car park extension (Phase 1) with associated permanent (fixed) lighting and CCTV; extension to the Silver Zone car park to provide approximately 2,700 spaces (Phase 2); the provision of on-site renewable energy generation; improvements to the A38; operating within a rolling annualised cap of 4,000 night flights between the hours of 23:30 and 06:00 with no seasonal restrictions; revision to the operation of Stands 38 and 39; and landscaping and associated works.

An appeal has been made to the Planning Inspectorate (PINs) against our decision to refuse to grant planning permission.

The appeal will be determined on the basis of a public inquiry. The procedure to be followed is set out in the Town and Country Planning Appeals (Determination by Inspectors) (Inquiry Procedure) (England) Rules 2000, as amended.

The public inquiry will open on 20 July 2021 and is currently scheduled for 16 sitting days. We will write to you again nearer the time with further details of the arrangements once these are known.

For any group or organisation who wish to take an active part in the Inquiry, the opportunity is available to apply for what is known as Rule 6 status. Although unusual, there is also scope for interested individuals to take part on the same basis. Rule 6 status means that you would be able to present your evidence on a formal basis and cross examine the evidence of others. You can find guidance at the following link:

<https://www.gov.uk/government/publications/apply-for-rule-6-status-on-a-planning-appeal-or-called-in-application>

Arrangements for the Inquiry are currently being finalised by the Planning Inspectorate. These will include a pre-Inquiry conference call with the lead parties to deal with procedural and administrative matters, including how the evidence will be heard. As a Rule 6 party, it is anticipated that you would also be a part of that process. If, having read the above guidance, you wish to apply for Rule 6 status and have not already done so you should contact PINs immediately. If you are interested but are unable to access the guidance electronically, again, you should contact PINs who will try and assist.

You can find out more about the appeal and how to get involved at www.n-somerset.gov.uk/airportappeal. We will forward any comments you made on the planning application and subsequent addendum directly to PINs, as well as the appellant. These will be considered by the Planning Inspector when determining the appeal.

If you wish to make further comments, or modify/withdraw your previous representation, you can do so online at <https://acp.planninginspectorate.gov.uk> or by emailing Leanne.palmer@planninginspectorate.gov.uk If you do not have access to the internet, you can send your comments to:-

Leanne Palmer, The Planning Inspectorate, Room 3/J, Temple Quay House, 2 The Square, Bristol, BS1 6PN

All representations must be received by PINs by 22 February 2021. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference.**

Please note that any representations you submit to PINs will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in planning appeals" booklets free of charge from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal> or from us. The appeal documents are available for viewing on our website www.n-somerset.gov.uk via the planning application number 18/P/5118/OUT.

When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk>

13. APPEAL DECISION – LAND TO THE SOUTH OF BATH ROAD, KEYNSHAM APPEAL REFERENCE – APP/F0114/W/20/3259044 – APPLICATION NO: 19/04542/FUL – APPEAL DISMISSED

The development proposed is erection of 9no. dwellings with access from Bath Road (via access approved under outline permission 16/00850/OUT) and associated works.

The site forms part of the 'Land adjoining East Keynsham Strategic Site Allocation' designated under Policy KE3a of the Bath and North East Somerset Core Strategy and Placemaking Plan (Core Strategy adopted 2014 and Placemaking Plan adopted 2017) (CSPP). Under the Placemaking principles within the policy it requires residential development (to include 30% affordable housing) of around 220-250 dwellings. The permitted development as part of the adjacent Hygge Park amounts to 261 dwellings and therefore this proposal would take development of the site up to 270 dwellings. In this regard, the appellant states that 30% affordable housing has already been secured on the 250-site allocation through the existing permissions.

The main issue is whether the proposed development is acceptable with regard to affordable housing provision.

The application would be in conflict with Policy CP9 and KE3a of the CSPP and the Planning Obligations Supplementary Planning Document (2015) (SPD). Together these seek amongst other matters that large residential sites within Keynsham deliver 30% affordable housing.

The appeal is dismissed.

14. ITEMS FOR INFORMATION

- 14.1 Planning application 20/04530/FUL – 20 Dragons Hill
Email from case officer on 19th January 2021 informing the Town Council that the application was referred to the Chair of the Planning Committee following the

objection from the Town Council. The Chair concluded to delegate the decision to officers. The Chair report is available on the public website.

15. ITEMS FOR DECISION

16. LIST OF OUTSTANDING PLANNING APPLICATIONS

See pages 10 - 12 of this agenda.

17. DATE OF NEXT MEETING

RECOMMENDATION:

That the next scheduled Zoom meeting of this Committee will be held on **22nd 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 25th 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 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. Update requested from the case officer on 22.10.2020. Update requested from the case officer on 19.01.2021.

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.

Update requested from case officer on 19.01.2021. Update received on 20.01.2021 - The case officer is still awaiting revised ecology information for the scheme. She understands some further ecology site surveys are required which requires going on site and this is delayed at present. A further extension of time will be secured until this information is forthcoming.

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. Update requested from case officer on 19.01.2021.

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. Update requested from case officer on 19.01.2021.

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. Update requested from case officer on 19.01.2021.

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. Update requested from case officer on 19.01.2021.

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. Update requested from case officer on 19.01.2021.

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. Update requested from case officer on 19.01.2021.

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. Update requested from case officer on 19.01.2021.

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. Update requested from case officer on 19.01.2021.

20/03586/FUL - Land Parcel 7200 Bath Road

Erection of 53 no. dwellings with associated works (replan of 40 no. dwellings from permission 20/01404/VAR with increase by 13 no. dwellings) **Update requested from case officer (Tessa Hampden) on 19.01.2021**

20/03804/FUL - 124 Bath Road

Demolition of existing car port and alterations to ancillary accommodation to form workshop, storage and garage space **Update requested from case officer (Danielle Milsom) on 19.01.2021.** The case officer reported on 22.01.2021 that the application has recently been reallocated to her as Dominic, the original case officer was unable continue with the application. She is currently in the middle of the assessment which involves identifying the current use of the building. She is in contact with the applicant to discuss an extension of time.

20/04138/PIP - Whitegate Nurseries Stockwood Hill

Permission in Principle Planning application for the erection of up to 9 no. dwellings. **Update requested from case officer (Samantha Mason) on 19.01.2021**