



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 (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 22 February 2021** commencing at **7.30pm**

Signed on 15 February 2021

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/87665374809?pwd=NEFmdXlla1JtSTZxUHNFRjZwOTBMdz09>

Meeting ID: 876 6537 4809

Passcode: 851389

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 1 February 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. PLANNING APPLICATION 21/00435/EREG03 - MINISTRY OF DEFENCE STORAGE AND DISTRIBUTION CENTRE, PIXASH LANE

Presentation by PlanningSphere Limited consultants representing the applicant (Bath and North East Somerset Council) for the redevelopment and consolidation of the existing depot at Pixash Lane (21/00435/EREG03).

9. PLANNING APPLICATION 19/05280/FUL – BATH AND PORTLAND STONE, OLD STATION YARD, AVON MILL LANE

To consider the contents of an email received from Mr Roger Stone dated 27th January 2021 (circulated to the Committee in advance of the meeting) in respect of the above planning application.

RECOMMENDED

To decide on a course of action in respect of the same.

10. CONSULTATION ON PLANNING APPLICATIONS

- 10.1 20/03804/FUL – 124 Bath Road
Change of use of an existing ancillary agricultural building to ancillary residential use including alterations to form workshop, storage and garage space.
- 10.2 21/00504/FUL – 34 Berkeley Gardens
Erection of a rear in-fill extension.
- 10.3 21/00186/FUL – 23 Caernarvon Road

- Erection of single storey and two storey side extensions and provision of drop kerb to new drive.
- 10.4 21/00494/FUL – 38 Chandos Road
Erection of single storey side extension, two storey rear extension and porch.
- 10.5 21/00419/EFUL – Resourceful Earth Ltd, Charlton Field Lane, Queen Charlton
Development of an Anaerobic Digester Facility (including retention of the existing Feedstock Reception Building, Digester Tank (x5), Storage Tank, CHP Engine (x4), Transformer, GRP Substation, GRP Technical Room (x5) and Gas Equipment) to produce both gas and electricity for injection into the local grid networks, alongside the restoration of the former Queen Charlton Quarry Site with ecological and landscape enhancements.
- 10.6 20/04869/FUL – 44 Charlton Road
Erection of single storey rear extension and side and rear dormers to allow for loft conversion.
- 10.7 21/00341/FUL - New School, 35 Fairfield Way
Erection of a two storey, two form entry primary School at Hygge Park.
- 10.8 21/00400/FUL – 30 Oakfield Road
Erection of a front and rear single storey extension with installation of rear dormer, with internal alterations to convert existing bungalow into 1.5 storey dwelling.
- 10.9 21/00505/FUL – 18 Orwell Drive
Erection of a single storey side, rear and front extension following demolition of existing garage, utility room and conservatory.
- 10.10 21/00150/FUL – Wellfield House, Parkhouse Lane
Residential development of 4 dwellings and associated works.
- 10.11 21/00435/EFUL – Ministry of Defence Storage and Distribution Centre, Pixash Lane
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) B&NES Parks and Grounds maintenance storage; (viii) B&NES Highways winter service and salt store; and ancillary offices.
- 10.12 21/00322/FUL – 23 St Francis Road
Erection of rear and side extension and conversion of existing garage to allow for office and storage space.
- 10.13 21/00579/FUL- 8 The Lobbott

Erection of two storey 3-bedroom dwelling attached to the side of the existing terraced house, and construction of a single storey rear extension to the existing house.

TREE WORKS NOTIFICATIONS

- 10.14 21/00416/TCA – 12 Dapps Hill
Birch – fell on ground level. Magnolia (evergreen) – crown reduction by up to 2m retaining the existing shape. Mulberry – pollard at about 2m to allow future new growth to provide accessible fruit. Wild Cherry (large tree in hedgerow) – fell on ground level. Birch (large tree in hedgerow) – fell on ground level. 4 x small trees in hedgerow (Wildlings: Horsechut, Field Maple, Sycamore) – cut to ground level.

11. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

Notification of the following decisions that have been received.

PERMITTED

- 11.1 20/04629/FUL – 19 Fieldfare Close
Erection of single storey extension to front of garage and side of house (Object).
- 11.2 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. (Support).
- 11.3 20/04614/FUL – 55A High Street
Change of use of first floor area (Use Class Sui Generis) to 1 flat and 1 maisonette (bedroom in the roof space) at 55A and 55B High Street. (Retrospective). (Support).
- 11.4 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. (Support).
- 11.5 20/04618/FUL – 1 Selworthy Close
Proposed replacement of existing conservatory with infill single storey extension and new first floor extension over existing kitchen. (Support).
- 11.6 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. (Object).
- 11.7 20/04365/PIP – 113 Wellsway
Permission in Principle Planning Application for the erection of one dwelling. (Object).

CONSENT

- 11.8 20/04936/TPO – Devonport House, Durley Park
Ash (T1) – fell. Sycamore (T2) – fell. (Noted).

REFUSED

- 11.9 20/02166/FUL – 36 Gaston Avenue
Erection of 1 no. 2 bed dwelling and associated car parking/drop kerb. (Object).

12. ITEMS FOR INFORMATION

- 12.1 Planning application 20/04550/FUL – 67 High Street
Email from case officer on 25th January 2021 informing the Town Council that the application was referred to the Chair of the Planning Committee. The applicant made revisions to the scheme in line with KTC comments, the application was subsequently recommended for approval and referred to the Chair, who delegated the decision to officers. The Chair referral report is available on the public website.
- 12.2 Planning application 20/04629/FUL – 19 Fieldfare Close
Email dated 28.01.2021 received from the case officer stating the ‘The Town Council raised an objection to the application’ and the case officer was minded to permit, the application was referred to the Chair of Planning Committee. The Chair has delegated the decision to officers. A Decision will be issued on due course and you will receive a formal notification of decision.

13. ITEMS FOR DECISION

14. LIST OF OUTSTANDING PLANNING APPLICATIONS

See pages 7 - 9 of this agenda.

15. DATE OF NEXT MEETING

RECOMMENDATION:

That the next scheduled Zoom meeting of this Committee will be held on **Monday 15th March 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 15th February 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. Update from the case officer received on 25th January 2021 – She is just waiting on some further information from the applicant's structural engineer.

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. Update from the case officer received on 25th January 2021 – B&NES are still waiting to receive updated plans for the application so that they can take the application to the Development Management Committee.

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. Update from the case officer received on 25th January 2021 – B&NES are still waiting to receive updated plans for the application so that they can take the application to the Development Management Committee.

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. Update from the case officer received on 25th January 2021 – B&NES have just received some revised plans which are available to view on the website.

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