



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 15th March 2021** commencing at **7.30pm**

Signed on 8 March 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/89657604763?pwd=WGhpMFdKRGNwU0dDMUQwT056RERDZz09>

Meeting ID: **896 5760 4763**

Passcode: **641193**

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 Extraordinary Planning & Development Committee meeting held on Monday 8 March 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. EMAIL FROM 'PROTECT OUR KEYNSHAM ENVIRONMENT IN RESPECT OF RESOURCEFUL EARTH ANAEROBIC DIGESTION (AD) FACILITY AT CHARLTON FIELD LANE, QUEEN CHARLTON, BRISTOL, BS31 2TN

To consider and respond to the contents of an email dated 11th February 2021 from 'PROTECT OUR KEYNSHAM ENVIRONMENT 'POKE' (details circulated with agenda)

9. CONSULTATION ON PLANNING APPLICATIONS

- 9.1 21/00630/FUL – 64 Bath Road
Erection of a single storey rear extension.
- 9.2 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.
- 9.3 21/00682/FUL – 1 Chew Cottages, Dapps Hill
Installation of an extra loft window.
- 9.4 21/00683/LBA – 1 Chew Cottages, Dapps Hill
Internal and external alterations for installation of an extra loft window.
- 9.5 21/00873/FUL – 14 Dryleaze
Erection of single storey side and rear extension.

- 9.6 21/00206/LBA – The Old Bank, 20 High Street
External alterations for the painting of the first floor on the front elevation.
- 9.7 21/00701/OUT – Treetops Nursing Home, St Clement’s Road
Outline application (with landscaping reserved) for the erection of a three storey building comprising of 39 no. self-contained flats (use Class C3) following demolition of care home.
- 9.8 21/00786/SOLPA – Broadlands School, St Francis Road
Prior Approval request for the installation of solar PV panels on the roofs of three buildings at Broadlands School.
- 9.9 21/00795/FUL – Elmleigh, Stockwood Vale
Erection of roof extension with dormer windows and roof lights.
- 9.10 21/00916/FUL – 44A Temple Street
Change of use from hot food takeaway (Sui Generis) to tattoo studio (Sui Generis).

TREE WORKS NOTIFICATIONS

- 9.11 21/01022/TCA – Street Record, Abbey Park
Walnut Tree – cut back by 3m-5m, removal of branches with empty cavities and removal of lower branches to enable crown lift.
- 9.12 21/00976/TCA – 21 Charlton Road
Ash – fell. Laurel – reduce by annual growth (0.3m). Holly – reduce by 0.2m and 0.5m on side facing house.
- 9.13 21/00845/TCA – Edward Court, Dapps Hill
Cherry (T6) – Crown reduce by 1.5m.
- 9.14 21/00467/TPO – Parcel 8165, The Homestead
Ash (T1) – reduce by approx. 4m in height. Maple (T2, T3) – pollard and thin. Ash (T4) – reduce by approx. 4m in height. Sycamore (T5, T6) – reduce by approx. 4m in height. Sycamore (T7) – reduce by approx. 4m in height. Ash (T9, T10) – reduce by approx. 4m in height.
- 9.15 21/00869/TCA – 10A Wellsway
Birch (T1) – fell to ground level.

10. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

Notification of the following decisions that have been received.

PERMITTED

- 10.1 21/00101/FUL – Tying, 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. (Support).
- 10.2 21/00241/FUL – 24 Windrush Road
Erection of part double and part single rear extension. (Support).

NO OBJECTION

- 10.3 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 (Wildings: Horsechestnut, Field Maple, Sycamore) – cut to ground level. (Noted).

REFUSED

- 10.4 20/03862/FUL – 1 Back Lane
Erection of glazed conservatory to side elevation. (Object).
- 10.5 20/03863/LBA – 1 Back Lane
Erection of glazed conservatory to side elevation. (Object).

11. ITEMS FOR DECISION

(i) REQUEST FOR TPO'S EDGE OF CONSERVATION AREA – VANDYKE AVENUE

An email has been received from a resident requesting that the Town Council write to the Local Authority to enquire if Tree Preservation Orders can be put on a screening line of trees on the edge of the conservation area near Vandyke Avenue.

RECOMMENDED

That the Planning and Development Committee consider and make a decision in respect of this request.

12. LIST OF OUTSTANDING PLANNING APPLICATIONS

See pages 7 - 9 of this agenda.

13. DATE OF NEXT MEETING

RECOMMENDATION:

That the next scheduled Zoom meeting of this Committee will be held on **12th April 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 8th March 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.

20/02673/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**