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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 12<sup>th</sup> April 2021 commencing at 7.30pm**

Signed on 5 April 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/81259757394?pwd=SlJ0dGduS09BQU RaUHpydHdQaGJnZz09>

**Meeting ID: 812 5975 7394**  
**Passcode: 667454**

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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

### 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 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.

#### 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 15 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. PLANNING APPLICATION 20/03508/VAR – MANOR FARM BUILDINGS, CHEWTON KEYNSHAM**

Presentation by Mr Edward Downing of Arena global Management limited agents on this application.

## **9. CONSULTATION ON PLANNING APPLICATIONS**

- 9.1 20/03508/VAR – Manor Farm Buildings, Chewton Keynsham  
Variation of condition 15 (plans list) of application 187/02270/VAR (Variation of condition 14 (plans list) of application 15/05792/FUL (erection of rural worker's dwelling ancillary to equestrian use and additional stabling).
- 9.2 21/01412/FUL – Unregistered Unit 1 – 4 Old Station Yard, Avon Mill Lane  
Erection of 3 no. acoustic barriers; permission to allow the filling of concrete mixing vehicles between 6.30 a.m. and 5.30 p.m. (Monday – Friday) 8.00 a.m. – 1.00 p.m. Saturday and 7.30 a.m. – 5.30 p.m. (Bank Holidays); permission to allow other specified operations at the site between 7.30 a.m. and 6.30 p.m. (Monday – Friday) and 8.00 a.m. and 1.00 p.m. (Saturday) and 7.30 a.m. – 5.30 p.m. (Bank Holidays); and permission to store materials in external yard area (resubmission of planning application 20/02008/FUL).
- 9.3 21/01225/FUL – Keynsham Paper Mill, Avon Mill Lane  
Erection of new warehouse.
- 9.4 21/0429/FUL – 5 Barnard Walk

Erection of a two-storey extension (gross area 25.4m<sup>2</sup>) on the side of an existing two storey house.

- 9.5 21/01279/TEL – Boat Yard, Broadmead Lane Industrial Estate, Broadmead Lane  
Installation of 2 x 9m wooden pole (7.2m above ground) at 14C Phoenix Marine.
- 9.6 21/01127/FUL – 9 Chandag Road  
Raising of roof pitch to provide additional accommodation in the roof space with dormer windows to the front, together with a rear extension and new front porch.  
Demolition of existing single garage and associated external works.
- 9.7 21/00494/FUL – 38 Chandos Road  
Erection of single storey side extension, two storey rear extension and porch. (REVISED PLANS)
- 9.8 21/01303/LBA – Keynsham Conservative Club, 22 High Street  
External alterations to paint the front elevation blue, reverting back to the colour that was in existence when the building was listed in 1975. (Retrospective).
- 9.9 21/01146/FUL – 126 Lays Drive  
Erection of single storey rear extension including two skylights in roof of extension.
- 9.10 21/01349/FUL – 111 Park Road  
Erection of a single storey rear extension and internal alterations.
- 9.11 21/01218/FUL – 165 Park Road  
Alteration to northern (side) façade to include new primary entrance point with an extension to western (primary) façade, to re-organise the internal layout and provide additional living accommodation.
- 9.12 21/01181/OUT – Treetops Nursing Home, St Clement's Road  
Outline planning application (appearance and landscaping reserved) for the redevelopment of the existing care home to provide a 43no. bedspace replacement care home, associated parking and hard/soft landscape works. (Resubmission of outline application 20/01277/OUT).
- 9.13 21/01073/FUL – 1 St Keyna Road  
Erection of garden office to the rear of the property following removal of existing garage.
- 9.14 21/01068/FUL – 95 St Ladoc Road  
Erection of 2250mm fence following removal of conifers. (Retrospective).
- 9.15 21/01184/VAR – Stockwood Vale Golf Club, Stockwood Lane  
Variation of condition 7 (floodlighting operation hours) of application 96/02434/FUL.  
(Lighting and external works and landscaping to driving range).

- 9.16 21/01212/AR – 44A Temple Street  
Display of 1 no. externally illuminated fascia sign and 1 no. internally illuminated projecting sign.

### **TREE WORKS NOTIFICATIONS**

- 9.17 21/01077/TPO – 8B Dunster Road  
Ash T1 – crown reduce by radial 2m to allow light into property below.

## **10. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL**

Notification of the following decisions that have been received.

### **PERMITTED**

- 10.1 21/00186/FUL – 23 Caernarvon Road  
Erection of single storey and two storey side extensions and provision of drop kerb to new drive. (Support).
- 10.2 20/04869/FUL – 44 Charlton Road  
Erection of single storey rear extension and side and rear dormers to allow for loft conversion. (Support).
- 10.3 21/00682/FUL – 1 Chew Cottages, Dapps Hill  
Installation of an extra loft window. (Support).
- 10.4 20/00914/FUL – Keynsham Conservative Club, 22 High Street  
Installation of replacement windows on front elevation. (Retrospective). (Support).
- 10.5 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. (Support).
- 10.6 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. (Support).

### **CONSENT**

- 10.7 21/00683/LBA – 1 Chew Cottages, Dapps Hill  
Internal and external alterations for installation of an extra loft window. (Support).
- 10.8 20/00806/LBA – Keynsham Conservative Club, 22 High Street  
External alterations for the installation of replacement windows. (Support).

### **WITHDRAWN**

- 10.9 20/04138/PIP - Whitegate Nurseries Stockwood Hill  
Permission in Principle Planning Application for the erection of up to 9 no. dwellings.  
(object)

**NO OBJECTION**

- 10.10 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. (Noted).

**11. LIST OF OUTSTANDING PLANNING APPLICATIONS**

See pages 7 - 9.

**12. DATE OF NEXT MEETING**

**RECOMMENDATION:**

That the next scheduled Zoom meeting of this Committee will be held on **Tuesday 4<sup>th</sup>**  
**May 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 6<sup>th</sup> April 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. 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 25<sup>th</sup> January 2021** – She is just waiting on some further information from the applicant's structural engineer.

#### **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 25<sup>th</sup> 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.