

BATH AND NORTH EAST SOMERSET COUNCIL

Planning Committee

20th November 2024

**UPDATE REPORT AND OBSERVATIONS RECEIVED SINCE THE
PREPARATION OF THE MAIN AGENDA**

ITEMS FOR PLANNING PERMISSION

Item No.	Application No.	Address
1	24/00155/RES	Land Parcel 0005 Bath Road Keynsham Bath And North East Somerset

The plans list has been updated following the publication of the Officer Committee Report. The updated site plans show a sub-station adjacent to the proposed school playing pitch. This is accepted and does not alter the recommendation made by officers. Other amendments to the plans list correct errors of superseded/replaced plans.

This decision relates to the following plans:

SL.01.F SITE LAYOUT.
CSL.01.F COLOURED SITE LAYOUT
RS.01.E REFUSE STRATEGY LAYOUT
P23708-01-P05 LIGHTING CALCULATION
DR-5001-S4-P8 SOFTWARES PROPOSALS - RESIDENTIAL
Received 15th November 2024

DR-5703-S4-P9 S106 POS TYPOLOGY.
Received 4th November 2024

HT.NEW.PE F HOUSE TYPE NEWTON - FLOOR PLANS & ELEVATIONS.
HT.HOL.PE F HOUSE TYPE HOLBOURNE - FLOOR PLANS & ELEVATIONS.
Received 1st November 2024

ML.01.F MATERIALS LAYOUT
EVC.01.E ELECTRIC VEHICLE CHARGING POINT LAYOUT
DR-5100-S4-P9 RESIDENTIAL HARD SURFACE & STREET FURNITURE
PROPOSALS
DR-5006-S4-P8 SOFTWARES PROPOSALS – RESIDENTIAL
DR-5004-S4-P7 SOFTWARES PROPOSALS - RESIDENTIAL
DR-5000-S4-P14 LANDSCAPE MASTERPLAN
CSP.01.A CYCLE STRATEGY PLAN

C863/04 REV F SWEEP PATH ANALYSIS PLAN
C863/03 REV E PROPOSED MAIN DRAINAGE PLAN
C863/02 REV F PROPOSED LEVELS AND CONTOURS PLAN
C863/01 REV E GENERAL ARRANGEMENT PLAN
BHP.01.E BUILDING HEIGHT LAYOUT
AHL.01.F AFFORDABLE HOUSING LAYOUT
Received 30th October 2024

SL.01.D PROW PLAN
Received 24th October 2024

CSL.01 D COLOURED SITE LAYOUT
Received 5th September 2024

RS.01.D REFUSE STRATEGY LAYOUT
P23708-03-P05 LIGHTING CALCULATION MAINTENANCE FACTOR
P23708-02-P05 PRIVATE LIGHTING CALCULATION
HT.WESTONBIRT.PE D HT.WESTONBIRT FLOOR PLANS & ELEVATIONS
HT.THO.PE1_D HT.THOMAS FLOOR PLANS & ELEVATIONS
HT.THO.PE_E HT.THOMAS FLOOR PLANS & ELEVATIONS
HT.NAI.PE1_D HT.NAILSEA- DETACHED FLOOR PLANS & ELEVATIONS
HT.NAI.PE_D HT.NAILSEA- DETACHED FLOOR PLANS & ELEVATIONS
HT.MIL.PE1_C HT.MILSOM FLOOR PLANS & ELEVATIONS
HT.MIL.PE_D HT.MILSOM FLOOR PLANS & ELEVATIONS
HT.MENDIP.PE2_D HT.MENDIP-CORNER VARIATION FLOOR PLANS & ELEVATIONS
HT.MENDIP.PE1_E HT.MENDIP FLOOR PLANS & ELEVATIONS
HT.MENDIP.PE_E HT.MENDIP FLOOR PLANS & ELEVATIONS
HT.KEN.PE_D HT. KENSINGTON FLOOR PLANS & ELEVATIONS
HT.COTSWOLD.PE1_E HT. COTSWOLD FLOOR PLANS & ELEVATIONS
HT.COTSOLD.PE_E HT. COTSWOLD FLOOR PLANS & ELEVATIONS
HT.CLIF.PE_D HT.CLIFTON FLOOR PLANS & ELEVATIONS
HT.BRU.PE1_D HT.BRUTON FLOOR PLANS & ELEVATIONS
HT.BRU.PE_D HT.BRUTON FLOOR PLANS & ELEVATIONS
HT.AVON.PE1_D HT.AVON PLANS & ELEVATIONS
HT.AVON.PE_E HT.AVON PLANS & ELEVATIONS
HT.AVE.PE1_C HT.AVEBURY FLOOR PLANS & ELEVATIONS
HT.AVE.PE_E HT.AVEBURY FLOOR PLANS & ELEVATIONS
HT.ASH.PE2_C HT. ASHTON V2 FLOOR PLANS & ELEVATIONS
HT.ASH.PE1_C HT. ASHTON V2 FLOOR PLANS & ELEVATIONS
HT.ASH.PE_D HT. ASHTON V1 FLOOR PLANS & ELEVATIONS
HT.3B.M4-2.PE_D HT.3B.M4(2) PLANS AND ELEVATIONS
GAR_05.PE A TRIPLE GARAGE - EAVES FRONTED FLOOR PLAN & ELEVATIONS
GAR_04.PE.B DOUBLE GARAGE - EAVES FRONTED FLOOR PLANS & ELEVATIONS
GAR_03.PE.B. LARGE GARAGE /SALES FLOOR PLANS & ELEVATIONS
GAR_02.PE. B TWIN GARAGE - EAVES FRONTED FLOOR PLANS & ELEVATIONS

GAR_01.PE C SINGLE GARAGE - EAVES FRONTED FLOOR PLAN & ELEVATIONS

DR-5010-S4-P7 SOFTWORKS PROPOSALS - SOUTHERN POS

DR-5101-S4-P8 LAP, LEAP & ALLOTMENT PROPOSALS

DR-5008-S4-P7 SOFTWORKS PROPOSALS - SOUTHERN POS

DR-5009-S4-P7 SOFTWORKS PROPOSALS - SOUTHERN POS

DR-5003-S4-P7 SOFTWORKS PROPOSALS – RESIDENTIAL

DR-5007-S4-P7 SOFTWORKS PROPOSALS - RESIDENTIAL

DR-5002-S4-P6 SOFTWORKS PROPOSALS – RESIDENTIAL

DR-5005-S4-P6 SOFTWORKS PROPOSALS – RESIDENTIAL

C863-05 A LONGITUDINAL SECTIONS (SHEET 1 OF 3)

05983 TPP 19.08.24 TREE PROTECTION PLAN (SHEET 1 OF 3)

05983 TPP 19.08.24 TREE PROTECTION PLAN (SHEET 2 OF 3)

05983 TPP 19.08.24 TREE PROTECTION PLAN (SHEET 3 OF 3)

DR-5704-S4-P1 SCHOOL FOOTBALL PITCH OWNERSHIP EXTENTS

Received 2nd September 2024

05983 TCP TREE CONSTRAINTS PLAN (SHEET 1 OF 3)

05983 TCP TREE CONSTRAINTS PLAN (SHEET 2 OF 3)

05983 TCP TREE CONSTRAINTS PLAN (SHEET 3 OF 3)

Received 27th February 2024

FB.194-201.P C194-201 PLANS

FB.88-93.P C 88-93 PLANS

FB.61-74.P.C 61-74 PLANS

FB.61-74.E C 61-74 ELEVATIONS

FB.88-93.E C 88-93 ELEVATIONS

FB.182-201.E C 182-201 ELEVATIONS

FB.182-193.P C 182-193 PLANS

3195-5-DR-5605-S5-P2 COMPOSTING BAYS

3195-5-DR-5600-S5-P2 1.8M HIGH ANTI-CLIMB FENCE & GATE

Received 18th January 2024

C863-09 ADOPTABLE CONSTRUCTION DETAILS

CS.PE A CYCLE STORE PLANS & ELEVATIONS

C863-07 LONGITUDINAL SECTION (SHEET 3 OF 3)

C863-08 ADOPTABLE DRAINAGE DETAIL

C863-06 LONGITUDINAL SECTION (SHEET 2 OF 3)

ES.01 A SITE SECTIONS EXISTING & PROPOSED

SLP 01 A SITE LOCATION PLAN

Received 15th January 2024

Item No.	Application No.	Address
2	24/00768/FUL	Former Keynsham Fire Station Temple Street Keynsham Bath And North East Somerset BS31 1EL

Page 53 of Main Agenda Public Reports Pack insert:

A further comment from Transition Bath has been received (8th November 2024) and is summarised as follows:

- Suggested annual yield from solar panels is far in excess of what would be expected
- Projected yield could be technically impossible
- The PHPP documentation suggests an annual electricity yield of 24,163 kWh/year significantly lower than the 60,231 kWh stated in the SCC, this would suggest renewable energy generation of 24163 kWh/ 1158.3 TFA m² = 20.8 kWh/m²/year and not the 52 kWh/m²/year used in the calculations. The 52 kWh/m²/year appears to be derived using the building footprint e.g. 24163 kWh/ 468 TFA m² = 52 kWh/m²/year, and not the TFA which is the SCR6 requirement. We therefore conclude that the submission has wrongly used the 'building footprint' i.e. the area of the ground floor to overstate the renewable energy generation by more than a factor of 2, rather than the floor area of all 3 floors, suggesting compliance which is not true.

Page 75 of Main Agenda Public Reports Pack insert:

Members are please asked to disregard the “SUSTAINABLE CONSTRUCTION” section of the report and replace with the following section:

SUSTAINABLE CONSTRUCTION:

Policy SCR6 of the Local Plan Partial Update has regard to Sustainable Construction for New Build Residential Development. The policy requires new residential development to achieve zero operational emissions by reducing heat and power demand, then supplying all energy demand through on-site renewables.

The original Sustainable Construction Checklist (SCC) submitted with the application states that the proposed solar panels will output 52kWh/m²/year. Transition Bath have raised that this figure is significantly overestimated. Officers have considered the originally submitted SCC and note that this figure has been incorrectly related to the building footprint, as opposed to the buildings treated floor area which the PHPP Energy Summary Tool requires. Officers have therefore requested that the applicant provides a revised SCC and Energy Summary Tool to address this error.

A revised SCC and Energy Summary Tool was submitted to the Council on 11th November 2024. The applicant has sought to utilise a more efficient type of solar PV to meet their energy use with on-site renewables. However, largely due to the fact that the solar PV is proposed to be flat as a result of design amendments sought by officers to reduce townscape and heritage impacts, the onsite renewable energy generation will not meet the total energy use; there is shortfall of 4kWh/m²/year.

The Climate Policy Officer has reviewed the new information and considers that, in accordance with policy SCR6, where a scheme cannot meet its total energy demand with onsite renewables and has maximised opportunity, a financial contribution to the carbon offsetting fund is required. In this case, a financial contribution of £8,611.50 is required and this is based on the shortfall identified. The applicant has agreed to pay this financial contribution and therefore, the scheme is compliant with policy SCR6.

Policy SCR5 of the Placemaking Plan requires that all dwellings meet the national optional Building Regulations requirement for water efficiency of 110 litres per person per day. This can be secured by condition.

Policy LCR9 states that all residential development will be expected to incorporate opportunities for local food growing (e.g., border planting, window boxes, vertical planting, raised beds etc.). There is the opportunity for food growing on balconies which is supported.

Page 76 of Main Agenda Public Reports Pack insert:

In Section 16 of the report “PLANNING OBLIGATIONS” the following additional contribution is sought:

7. A contribution of £8,611.50 towards the Council’s carbon offsetting fund

Page 78 of the Main Agenda Public Reports Pack insert:

Please replace “0” with the following:

0 A). Authorise the Head of Legal and Democratic Services to complete a Legal Agreement to secure:

1. Restriction to ensure that the building is occupied by over-55s only
2. Contribution of £4,351 towards a Traffic Regulation Order to burn off/replace existing road markings as required
3. A contribution towards the relocation of 2no. disabled parking bays, at a cost to be agreed with the Council (based on costings prior to the commencement of development)
4. A contribution of £53,340.11 towards parks and green space
5. Targeted Training and Recruitment Contribution of £825
6. Late Stage Viability Review Mechanism for affordable housing
7. A contribution of £8,611.50 towards the Council’s Carbon Offsetting Fund

B.) Subject to the prior completion of the above agreement, authorise the Head of Planning to PERMIT subject to the following conditions (or such conditions as may be appropriate):

Item No.	Application No.	Address
3	24/02198/FUL	Ij McGill Transport Ltd Unity Road Northern Part Keynsham Bath And North East Somerset BS31 1FU

Page 93 of the Main Agenda Public Reports Pack addition:

Policy ED2A: Strategic Industrial Sites should be included in the LOCAL PLAN PARTIAL UPDATE policies list.

Page 103 of the Main Agenda Public Reports Pack addition:

SUSTAINABLE CONSTRUCTION:

Whilst the application is not for new build non-residential development, the change of use is of a scale which triggers the requirement for Table 4 of the Sustainable Construction Checklist to be submitted with the application. This has been submitted to the Council. Policy CP1, which applies to changes of use on buildings which have floor area of over 500m², seeks that development should demonstrate a 10% improvement in regulated CO₂ emissions. It is noted that the existing building is not Part L compliant. The submitted Table 4 demonstrates that the scheme can achieve a 13% reduction, largely through the new design measures of the building (the removal of the roller door for example). The U values of the building will improve, as will the average conductance. This is accepted and a condition can be used to secure demonstration of these figures post development.

The following condition is recommended in addition to those already stated in the Committee Report:

{b CP1 Major or Medium Works to an Existing Building (Pre-occupation)}

Prior to the occupation of the development hereby approved the following tables (as set out in the Council's Sustainable Construction Checklist Supplementary Planning Document) shall be completed in respect of the completed development and submitted for approval to the Local Planning Authority together with the further documentation listed below. The development must comply with the requirements of CP1.

1. Table 4
2. Building Regulations Part L post-completion documents for renewables;
3. Building Regulations Part L post-completion documents for energy efficiency;
4. Microgeneration Certification Scheme (MCS) Certificate/s (if renewables have been used)

Reason: To ensure that the approved development complies with Policy CP1 of the Local Plan Partial Update

Item No.	Application No.	Address
8	24/01371/FUL	37 Gaston Avenue Keynsham BS31 1LR

Page 158 of Main Agenda Public Reports Pack insert:

A further comment from a neighbour has been received regarding the revised plans (7th November 2024) and is summarised as follows:

- Appreciate the new proposals are a more see-through trellis style fencing but would be concerned if plants are grown up the trellis that would create a solid structure and would still bring up security issues for adjacent neighbour.
- Noted that fence would be attached to boundary wall. Concern about drainage and structural issues caused by installation of fence to retaining wall and footpath of adjacent neighbour.

Item No.	Application No.	Address
6	24/01826/FUL	14 Manor Road, Saltford, Bath And North East Somerset, BS31 3DL

Page 128 Representations update:

21 representations received comprising of 16 objections, 4 neutral comments and 1 support comment.

No further content not already captured in representations section of committee report.

Page 130 of the Main Agenda Public Reports Pack:

Remove policy D5: Building Design from Placemaking Plan list.

Page 130-131 of the Main Agenda Public Reports Pack:

Add policy D5: Building Design to Local Plan Partial Update list. This adjustment applies where polices are referenced in mail report.

Page 142 add following conditions:

Removal of Permitted Development Rights - No Windows (Compliance)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows, roof lights or openings, other than

those shown on the plans hereby approved, shall be formed in the north, east and west elevation of the dwelling, hereby approved, at any time unless a further planning permission has been granted.

Reason: To safeguard the amenities of adjoining occupiers from overlooking and loss of privacy in accordance with Policy D6 of the Bath and North East Somerset Placemaking Plan.

Removal of Permitted Development Rights - No extensions or alterations (Compliance)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no extension, external alteration or enlargement of the dwelling(s) or other buildings hereby approved shall be carried out unless a further planning permission has been granted by the Local Planning Authority.

Reason: Any further extensions require detailed consideration by the Local Planning Authority given the restricted size of the site and proximity of neighbours and to safeguard existing trees and trees to be approved through the landscaping condition in accordance with policy D2, D6 of the Placemaking Plan and policies D5 and NE6 of the Local Plan Partial Update.

Removal of Permitted Development Rights - No outbuildings (Compliance)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no garages or other free standing buildings shall be erected within the curtilage of the dwelling(s) hereby approved, other than those expressly authorised by this permission, unless a further planning permission has been granted by the Local Planning Authority.

Reason: The introduction of further curtilage buildings requires detailed consideration by the Local Planning Authority to safeguard the appearance of the development and the amenities of the surrounding area in accordance with Policy CP6 of the Bath and North East Somerset Core Strategy and policies D1, D2, D3, D4 and D6 of the Bath and North East Somerset Placemaking Plan.

Item No.	Application No.	Address
7	24/02425/VAR	2 Mayfields, Keynsham, Bath And North East Somerset

PLANS LIST - update:

1 This decision relates to the following approved drawings:

- 26 Jun 2024 A674P20-P.12D PROPOSED SITE LAYOUT
- 26 Jun 2024 A674P20-P.13D PROPOSED LAYOUT

26 Jun 2024 A674P22-P.15E PROPOSED ELEVATIONS
26 Jun 2024 A674P22-P.16E PROPOSED STREET ELEVATION
22 Aug 2024 P.17B PROPOSED ROOF VOID PLAN
19 Nov 2021 A674P12A-P.15D PROPOSED ELEVATIONS
19 Nov 2021 A674P12A-P.16D PROPOSED STREET ELEVATION
11 Feb 2019 A674P11-PL-14 PROPOSED FLOOR PLANS
11 Feb 2019 A674L1- LOCATION PLAN