

KEYNSHAM TOWN COUNCIL

Minutes of the Planning & Development Committee meeting held on
Monday 7th October 2019 at 7.30pm
held in The Key Centre, Charlton Road, Keynsham

PRESENT: Councillors T Crouch (Chairman), D Cooper, C Fricker, A Greenfield, B Simmons and J Wallcroft

IN ATTENDANCE: Dawn Drury – Deputy Town Clerk

92. APOLOGIES FOR ABSENCE

Councillors B Simmons and J Wallcroft

93. DECLARATIONS OF INTEREST

There were none

94. DISPENSATIONS

There were none.

95. CONFIRMATION OF MINUTES

RESOLVED:

That the minutes of the planning meeting held on 9th September 2019 were confirmed as a true record and were signed by the Chairman.

96. PUBLIC PARTICIPATION

There was 4 members of the public present.

97. QUESTIONS ON NOTICE BY MEMBERS

There were none.

98. SITE VISITS

There were two site visits – 19/03884/FUL – Little Orchard Dapps Hill and 19/03876/FUL – 11 Winscombe close.

99. 213 BATH ROAD, KEYNSHAM – HAMBERLEY – 77 BED CARE HOME

Mr Matthew Johnson (Director of Planning DLBP Limited) gave a presentation on the care home proposal to be built by Hamberley at 213 Bath Road. He informed the Committee that Hamberley and B&NES Planning Department have been working together on the plans and a few amendments had been made since the public consultation event. Amendments include the number of beds being reduced from 77 to 75, height of building adjustments, internal floor to ceiling heights being increased to incorporate air filtration systems. Parking (30 spaces on site) arrangement usage was explained. The energy efficiency of the building was queried, and Mr Johnson explained what systems were to be incorporated on this development (combined heat power and solar panels). A full energy statement will be submitted with the application. Tree planting on the site was explained including a scheme to provide

screening for the neighbour to the east of the site. The Timeframe for submission of the application is the end of October 2019.

100. CONSULTATION ON PLANNING APPLICATIONS

With agreement of the Planning and Development Committee members the agenda order was amended to consider the items as follows: -

Item 9.3 followed by 9.9 then matters were considered following the agenda as set.

The amendment to the agenda order was required to accommodate members of the public wishing to speak in respect of these applications.

100.1 19/03884/FUL – Little Orchard, Dapps Hill

Conversion of bungalow into two-storey dwelling with front and rear dormer windows and erection of front porch.

Support - There are no planning reasons to object to the application as the proposal is in accordance with Bath and North East Somerset Council Policies D1 – D6 of the Placemaking Plan 2017. The granting of permission on this application should be under the proviso that the development proposal including the construction process, materials used, and design should adhere to the B&NES Council's Sustainable Construction Planning Document checklist and all Environmental Policies.

100.2 19/03876/FUL – 11 Winscombe Close

Erection of 3 bed two-storey dwelling to the rear of 11 Winscombe Close.

Support - Keynsham Town Council Planning and Development Committee note B&NES Highways and Traffic Team's response and understand from the applicant that he has been working with the Officers to address their concerns. If the applicant is able to demonstrate that they can provide a safe, suitable vehicular access which does not prejudice highway safety then there are no planning reasons to object to the application as the proposal is in accordance with Bath and North East Somerset Council Policies D1 – D6 of the Placemaking Plan 2017.

The granting of permission on this application should be under the proviso that the development proposal including the construction process, materials used, and design should adhere to the B&NES Council's Sustainable Construction Planning Document checklist and all Environmental Policies.

100.3 19/04098/TCA – The Brass Mill, Avon Mill Lane

Ash T1 – raise crown to 5 metres to ensure clearance over highway. Lawson T2, T3, T4 – raise crown to 4 metres to clear roof and for aesthetic reasons. Thorn T5 & T6 – fell. Goat Willow T7 – fell. Lawson T8 – fell. Willow group 9 – raise crowns to no more than 5 metres while retaining primary branch structure for aesthetic reasons.

Noted – Keynsham Town Council will be guided by Bath and North East Somerset Council's Arboricultural Officer's decision. Keynsham Town Council has recently declared a Climate Emergency as has B&NES Council and the Town Council is concerned in respect of trees being felled with no plans to reinstate. It would be the Town Council's recommendation that the applicant be asked to look at replacing trees, where possible.

100.4 19/04154/FUL – Breaches Farm House, Cherwell Road

Erection of two-storey extension (Resubmission).

Notification has been received that this application has been withdrawn.

100.5 19/03889/FUL – 10 High Street
Change of use from A1 to A3.

Support - There are no planning reasons to object to the application as the proposal is in accordance with Bath and North East Somerset Council Policies D1 – D6 of the Placemaking Plan 2017. The granting of permission on this application should be under the proviso that the development proposal including the construction process, materials used, and design should adhere to the B&NES Council's Sustainable Construction Planning Document checklist and all Environmental Policies.

100.6 19/03890/AR – 10 High Street
Display of shop signage and 'A' board.

Support - There are no planning reasons to object to the application as the proposal is in accordance with Bath and North East Somerset Council Policies D1 – D6 of the Placemaking Plan 2017. The granting of permission on this application should be under the proviso that the development proposal including the construction process, materials used, and design should adhere to the B&NES Council's Sustainable Construction Planning Document checklist and all Environmental Policies.

100.7 19/04075/VAR – Parcel 2100, Parkhouse Lane
Variation of condition 7 of application 16/02077/FUL (Residential development of 100 new dwellings, new vehicular access off Charlton Road, and associated landscaping, drainage and infrastructure works).

Support - There are no planning reasons to object to the variation of condition 7 of application 16/02077/FUL. The granting of permission on this application should be under the proviso that all aboricultural works are completed by the conclusion of the development proposal.

100.8 19/04191/FUL – 49 Sherwood Road
Erection of a single-storey rear extension.

Support - There are no planning reasons to object to the application as the proposal is in accordance with Bath and North East Somerset Council Policies D1 – D6 of the Placemaking Plan 2017. The granting of permission on this application should be under the proviso that the development proposal including the construction process, materials used, and design should adhere to the B&NES Council's Sustainable Construction Planning Document checklist and all Environmental Policies.

100.9 19/03673/FUL – 37 St George's Road
Erection of 2 no. two bed dwelling houses on land adjacent to 16 Selworthy Close.

Object on the following grounds: -

- (i) **The proposed development by reason of its scale is an overdevelopment and would be incongruous with the locality and would therefore fail to respond to the local context. The proposal is therefore contrary to B&NES Placemaking Plan 2017 Policy D2.**
- (ii) **The development proposal is not within the building line of other properties within Selworthy Close. The proposal is therefore contrary to B&NES Placemaking Plan 2017 Policy D2.**

If B&NES Council is minded to grant permission on this application it should be under the proviso that the development proposal including the construction process, materials used, and design should adhere to the B&NES Council's Sustainable Construction Planning Document checklist and all Environmental Policies.

101. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

The applications determined by B&NES Council were received and noted.

102. ITEMS FOR INFORMATION

Items for information were received and noted.

103. ITEMS FOR DECISION

There were none.

104. LIST OF OUTSTANDING PLANNING APPLICATIONS

The list of outstanding planning applications was received and noted.

105. DATE OF NEXT MEETING

RESOLVED:

That the next meeting of the Committee is scheduled to take place on **Monday 4th November 2019 at 7.30 p.m. in the Key Centre (upstairs room), Charlton Road.**

The meeting closed at 8.40 p.m.

Signed:
(Chairman)

Date: