

KEYNSHAM TOWN COUNCIL

Minutes of the Planning & Development Committee meeting held on
Monday 9th September 2019 at 7.30pm
held in The Key Centre, Charlton Road, Keynsham

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

IN ATTENDANCE: Dawn Drury – Deputy Town Clerk and Ward Councillor A Wait

76. APOLOGIES FOR ABSENCE

There were none

77. DECLARATIONS OF INTEREST

78. DISPENSATIONS

There were none.

79. CONFIRMATION OF MINUTES

RESOLVED:

That the minutes of the planning meeting held on 19th August 2019 were confirmed as a true record and were signed by the Chairman.

80. PUBLIC PARTICIPATION

There was 10 members of the public present.

81. QUESTIONS ON NOTICE BY MEMBERS

There were none.

82. SITE VISITS

There were two site visits – 19/03698/FUL - 10 Torridge Road and 19/03720/FUL – 31 Torridge Road.

83. 213 BATH ROAD, KEYNSHAM – HAMBERLEY – 77 BED CARE HOME

Unfortunately, due to ill health the presentation by Matthew Johnson (Director of Planning DLBP Limited) on the care home proposal to be built by Hamberley has had to be postponed to the 7th October Planning and Development Committee meeting.

84. 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 9.8 and 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 and a developer wishing to speak in respect of these applications.

- 84.1 19/01163/FUL – Police Station, Bath Hill
Erection of two buildings to provide 26 apartments, together with associated works, following demolition of existing buildings.

Object on the following grounds: -

- (i) **The proposed development by reason of its scale, height and degree is overbearing, would be incongruous with the locality and would therefore fail to respond to the local context. The revised plans submitted detail only cosmetic changes and do not address the issue of density of buildings as highlighted in the Town Council's response of 23rd April 2019, in respect of the previous plans submitted. The proposal is therefore contrary to B&NES Placemaking Plan 2017 Policy D2.**
- (ii) **The proposal in its current form is considered an over development that would dominate this section of Bath Hill and would not work well with the landscape structure and will not contribute positively to the characteristics of the conservation area in this part of Keynsham. The proposal is therefore contrary to B&NES Placemaking Plan 2017 Policy D1.**
- (iii) **The proposed design is considered to be not in empathy with other properties in this locality and is not designed to provide continuity of the street frontage or to relate positively with the street scene. The proposal is therefore contrary to B&NES Placemaking Plan 2017 Policy D3.**
- (iv) **The proximity of the proposal to the neighbouring properties would have implications in respect of loss of privacy and amenity (light). The proposal is therefore contrary to B&NES Placemaking Plan 2017 Policy D6.**
- (v) **In respect of the parking provision, Keynsham Town Council would request that a condition be attached to any permission granted that parking must be allocated for each apartment, as it is foreseen that non-allocation will cause issues in the locality of the development. The Town questions whether the calculations are correct in respect of provision of car parking spaces and Highways opinion that the new number of 42 spaces is appropriate for the type of development proposed at this location. Without such a condition the proposal will be contrary to Policies ST7 and D4 of the B&NES Placemaking Plan 2017.**
- (vi) **Access from the proposed site will be on to an arterial route through Keynsham, concerns are raised in respect of the volume of traffic that the proposed apartments will create moving on to an already busy and often congested road. The proposal is therefore contrary to B&NES Placemaking Plan 2017 Policy D4.**

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.

RESOLVED

That the Deputy Town Clerk, contact B&NES Council Highways Development Control and request the formula used to calculated parking spaces on new developments.

84.2 19/03698/FUL - 10 Torridge Road
Erection of a two storey dwelling with parking and associated works following demolition of garage

Object on the following grounds: -

- (i) **The proposed development by reason of its scale, height and degree is overbearing, 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 proposed design is considered to be not in empathy with other properties in this locality and is not designed to provide continuity of the street frontage or to relate positively with the street scene. The proposal is therefore contrary to B&NES Placemaking Plan 2017 Policy D3.**
- (iii) **The proximity of the proposal to the neighbouring properties would have implications in respect of loss of privacy and amenity (light). The proposal is therefore contrary to B&NES Placemaking Plan 2017 Policy D6.**
- (iv) **The off street parking proposed for this development is concerned to be in appropriate with a drive accessing the road very close to a corner. The proposal is therefore contrary to B&NES Placemaking Plan 2017 Policy D4.**
- (v) **Concerns have been raised in respect of a similar development at 45a Hurn Lane constructed by the same Developer. This property has undergone many variations increasing the design and scale of the original proposal without consultation with neighbours, resulting in a large property that is totally out of keeping with the street scene.**
- (vi) **There is a streetlight column positioned between the existing property and the development site that does not seem to have been taken into consideration when drafting the plans.**
- (vii) **The developer has failed to notice that a Wessex Water mains foul sewer number 1510 runs directly across the development site and the proposed building is planned to be sited above the same. Building over or near Wessex Water's apparatus is not normally permitted. Therefore, the drainage arrangement is not satisfactory, and the proposal is considered contrary to B&NES Placemaking Plan 2017 Policy D3.**

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.

84.3 19/03720/FUL – 31 Torridge Road
Erection of 2 detached bungalows
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.

84.4 19/03654/LBA – The Brass Mill, Avon Mill Lane

Internal and external alterations for the provision of lights and fences externally and alterations to bar, screens, doors and seating internally.

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.

84.5 19/03742/FUL – 34 Balmoral Road

Erection of double-storey side and single-storey rear extensions.

Object on the following grounds: -

- (i) **The proposed development by reason of its scale, height and degree is overbearing, 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) **Traffic and highways safety implications are not acceptable. Hence, the proposal is therefore contrary to B&NES Placemaking Plan 2017 Policy D4.**
- (iii) **The proposed double storey side extension and single storey rear extensions are not designed to provide continuity of the street frontage and for the development to relate positively to the street scene**
- (iv) **Concerns are raised in respect of the volume increase of this property and the Town Council wish to request that these figures are checked.**
- (v) **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.**

84.6 19/02161/LBA – The Grange Hotel, 42 Bath Road

Internal and external alterations to include replacement of dilapidated windows.

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.

84.7 19/03857/LBA – The Grange Hotel, 42 Bath Road

External alterations for repair works to historic windows in principal northern and eastern elevations.

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.

84.8 19/01872/FUL – 4 Cedar Drive
Dropped kerb and installation of driveway.

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.

Keynsham Town Council would request that the new driveway is constructed of a porous material and drains into a gully/soakaway away to avoid excess surface water flooding the footpath and access on to the highway

84.9 19/03561/FUL – 65 St Ladoc Road
Erection of attached dwelling.

Object on the following grounds: -

- (i) The proposed development by reason of its scale, height and degree is considered as overdevelopment of the site 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) Concerns are raised in respect of the proximity of the electric sub-station to the proposed new attached dwelling.**
- (iii) 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**

85. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

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

86. APPEAL NOTICE

Appeal Ref: 19/0052/HOUSE (start date 20th August 2019) – Planning application 18/05706/FUL – Rookehill Farmhouse, 34 Wellsway – Creation of new vehicular access and erection of a two storey building following demolition of existing garden room and store (Resubmission)

Received and noted.

87. APPEAL DECISION

Appeal Ref: 3230009 – Planning application 18/01509/OUT – Land Parcel 9000 Bath Road – Residential and related development comprising approximately 200 dwellings,

replacement Sports Pitch to facilitate expanded Primary School, means of access thereto, associated open space, landscape, access roads, footways/cycleways and infrastructure works.

Received and noted.

88. ITEMS FOR INFORMATION

Items for information were received and noted.

89. ITEMS FOR DECISION

There were none.

90. LIST OF OUTSTANDING PLANNING APPLICATIONS

The list of outstanding planning applications was received and noted.

91. DATE OF NEXT MEETING

RESOLVED:

That the next meeting of the Committee is scheduled to take place on **Monday 7th October 2019 at 7.30 p.m. in the Key Centre (upstairs room), Charlton Road.**

The meeting closed at 9.05 p.m.

Signed:
(Chairman)

Date: