

KEYNSHAM TOWN COUNCIL

Minutes of the Planning & Development Committee meeting held on
Monday 19th August 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 and B Simmons

IN ATTENDANCE: Dawn Drury – Deputy Town Clerk

61. APOLOGIES FOR ABSENCE

Councillor J Wallcroft

62. DECLARATIONS OF INTEREST

Councillor Brassington declared an interest in item 9.5 on the agenda, planning application 19/03135/FUL - 51 Lockingwell Road, as he is a neighbour.

63. DISPENSATIONS

There were none.

64. CONFIRMATION OF MINUTES

RESOLVED:

That the minutes of the planning meeting held on 29th July 2019 were confirmed as a true record and were signed by the Chairman.

65. PUBLIC PARTICIPATION

There was 1 member of the public present.

66. QUESTIONS ON NOTICE BY MEMBERS

There were none.

67. SITE VISITS

There were none

68. PLANNING RESPONSE CLAUSE

The following clause be added to all future planning application responses was reiterated:

‘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’.

69. CONSULTATION ON PLANNING APPLICATIONS**69.1 19/03538/AR – The Brass Mill, Avon Mill Lane**

Installation of signage including post, directional, plaques and lighting.

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.

69.2 19/03539/LBA – The Brass Mill, Avon Mill Lane

External alterations to include installation of signage including post, directional, plaques and lighting.

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.

A question was asked as to whether the car park camera needs planning permission. The Deputy Town Clerk will investigate this matter.

69.3 19/03503/FUL – 16 Hardington Drive

Erection of first floor extension over existing garage.

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.

69.4 19/03327/FUL – 59 Hurn Lane

Erection of porch to front elevation.

Objects – On the grounds of design issues. The proposed porch to the front elevation of this dwelling is out of keeping with the street scene and incongruous with the other bungalows in this vicinity. Therefore, the development proposal does not positively respond to the location and is contrary to policy D2 & D3 of the B&NES Place Making Plan.

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.

69.5 19/03135/FUL – 51 Lockingwell Road

Provision of loft conversion by removing existing hip with a gable end roof replacement and a rear dormer.

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. Councillor Brassington abstained from voting.

- 69.6 19/02117/FUL – Broadlands Farm, St Francis Road
Erection of two-storey rear extension above existing side building.
Object – The proposed development will create an adverse visual impact on the Green Belt. The existing dwelling is considered large enough and the erection of the two-storey rear extension will not only destroy the openness of the Green Belt but may harm this area which is a Site of Special Scientific Interest.
- 69.7 19/03132/FUL – Stockwood Vale Golf Club, Stockwood Lane
Extension to clubhouse to provide additional entrance with disabled toilet and external patio.
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.

70. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

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

71. APPEAL DECISION

Appeal reference APP/F0114/D/19/3229635 – Breaches Farm House, Cherwell Road, Keynsham – Planning application 18/04357/FUL – development of a proposed 2 storey extension – Appeal Dismissed.

Received and noted

72. ITEMS FOR INFORMATION

Items for information were received and noted.

73. ITEMS FOR DECISION

There were none.

74. LIST OF OUTSTANDING PLANNING APPLICATIONS

The list of outstanding planning applications was received and noted.

It was reported that the following planning applications are to be considered by B&NES Council Development Management on 28th August 2019 at the Guildhall, High Street, Bath commencing at 2.00 p.m.

19/02946/FUL, 19/02947/AR and 19/02942/LBA – Former NatWest Bank, 26 High Street, Keynsham.

19/02674/OUT – 154 Charlton Road, Keynsham.

75. DATE OF NEXT MEETING

RESOLVED:

That the next meeting of the Committee is scheduled to take place on **Monday 9th September 2019 at 7.30 p.m. in the Key Centre (upstairs room), Charlton Road.**

The meeting closed at 8.10 p.m.

Signed:
(Chairman)

Date:

DRAFT