

KEYNSHAM TOWN COUNCIL

Minutes of the Planning & Development Committee meeting held on
Monday 29th July 2019 at 7.30pm
held in The Key Centre, Charlton Road, Keynsham

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

IN ATTENDANCE: Dawn Drury – Deputy Town Clerk

46. APOLOGIES FOR ABSENCE

There were none.

47. DECLARATIONS OF INTEREST

There were none.

48. DISPENSATIONS

There were none.

49. CONFIRMATION OF MINUTES

RESOLVED:

That the minutes of the Planning meetings held on 8th July were confirmed as a true record and were signed by the Chairman.

50. PUBLIC PARTICIPATION

There was 1 member of the public present.

51. QUESTIONS ON NOTICE BY MEMBERS

Councillor Crouch asked a question regarding planning application requirements in respect of advertising consent. The Deputy Town Clerk will seek a response from B&NES Planning Department.

52. SITE VISITS

There were two site visits:

19/03050/OUT – 10 Bath Road

19/02919/MINW – Resourceful Earth Ltd, Charlton Field Lane, Queen Charlton

53. PLANNING RESPONSE CLAUSE

RESOLVED:

That the following clause be added to all future planning application responses:

'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'.

54. CONSULTATION ON PLANNING APPLICATIONS

54.1 19/03050/OUT – 10 Bath Road

Erection of 1 no. new dwelling with parking and associated works to the rear of no. 10 Bath Road, to follow demolition of 1 no. garage (Outline Application with all matters reserved).

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.

54.2 19/02919/MINW – Resourceful Earth Ltd, Charlton Field Lane, Queen Charlton

A revised layout and design to the existing AD Plant (approved under 13/4126/MINW) with removal of all bund walling, ponds and soil & stockpiles on site with introduction of hard standing, parking, bund walling, silage clamps, CNG gas compressing compound, digestate storage bunker and associated digestate lagoon, gas to grid equipment, a new site office with associated landscaping and drainage infrastructure.

Comments only – Keynsham Town Council comment only to planning application 19/02919/MINW

Until the matters raised by B&NES Landscape Environments Team and Drainage and Flooding Team are addressed and a full Environment Impact Assessment together with ecology reports detailing bat roosting and feeding zone information are addressed Keynsham Town Council are not in a position to consider the application fully.

Matters relating to highways and traffic safety implications highlighted in Highway Development Control response also need to be addressed. Furthermore, Keynsham Town Council would request that if permission is granted that a condition be added that all HGV's and farm traffic access the site from the A37 and not along Charlton Road from Keynsham direction, as this route is already experiencing excessive volumes of traffic that are creating pollution and congestion.

54.3 19/02002/FUL - 92 Lays Drive

Erection of two storey and single storey rear extensions. (Resubmission) (Revised plans).

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.

54.4 19/02805/FUL – Flat 1, Louise Place, Dapps Hill

Replacement of wooden windows with UPVC.

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.

54.5 19/02942/LBA – Former Natwest Bank, 26 High Street

Internal and external alterations for the change of use from bank (Use Class A2) to a day nursery (Use Class D1) and associated works and installation of 1 no. fascia sign and 1 no. hanging sign on main (eastern) elevation.

Object – Keynsham Town Council have serious concerns in respect of the traffic and highways safety implications being acceptable. It is envisaged that there would be an increase in on-street parking in the vicinity of the site which would affect highway safety on this narrow busy section of the conservation area. The proposal is therefore contrary to policy ST7 of the Placemaking Plan. Keynsham Town Council would question the suitability of this building for the purpose of a day nursery with no parking for staff or service users. The limited space for outside play facilities is a point of concern. Therefore, the development proposal does not positively respond to the site context in respect of use and is contrary to policy D2 of the B&NES Place Making Plan.

54.6 19/02946/FUL – Former Natwest Bank, 26 High Street

Change of use from bank (Use Class A2) to a day nursery (Use Class D1) and associated works.

Object – Keynsham Town Council have serious concerns in respect of the traffic and highways safety implications being acceptable. It is envisaged that there would be an increase in on-street parking in the vicinity of the site which would affect highway safety on this narrow busy section of the conservation area. The proposal is therefore contrary to policy ST7 of the Placemaking Plan. Keynsham Town Council would question the suitability of this building for the purpose of a day nursery with no parking for staff or service users. The limited space for outside play facilities is a point of concern. Therefore, the development proposal does not positively respond to the site context in respect of use and is contrary to policy D2 of the B&NES Place Making Plan.

54.7 19/02947/AR – Former Natwest Bank, 26 High Street

Erection of 1 no. non-illuminated fascia sign and 1 no. non-illuminated hanging sign on main (eastern) elevation.

Object – Signage must avoid street clutter and respond to the local context, especially in a conservation area and on a listed building, in line with Policy D10 of the B&NES Placemaking Plan.

54.8 19/02961/FUL – 43 Manor Road

Erection of a single-storey rear conservatory following removal of conservatory.

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.

54.9 19/02668/FUL – IJ McGill Transport Ltd, Unity Road (northern part)

Change of use of part of existing warehouse B8 use to Sui Generis Builders Merchant. Demolition of garage repair workshop and installation of new door to facilitate this including revised parking arrangements.

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.

55. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

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

56. APPEAL NOTICE

Appeal reference APP/F0114/W/19/3230009 – Planning application 18/01509/OUT – Land PARCEL 9000 Bath Road, Keynsham – Residential and related development comprising approximately 200 dwellings, replacement Sports Pitch to facilitate expanded Primary School, means of access thereto, associated open space, landscaping, access roads, footways/cycleways and infrastructure works.

RESOLVED:

That the following response be sent to the Planning Inspectorate.

Keynsham Town Council is of the opinion that this application is being pushed forward simultaneously with the Crest Nicholson applications 18/01307/RES (permission granted on application 16/00850/OUT) – Land Parcel 7200, Bath Road and Land Parcel 7700, Bath Road 18/01308/FUL and that application 18/01509/OUT – Land Parcel 9000, Bath Road, Keynsham (under appeal) is relying on the policies associated to these other applications. Keynsham Town Council have noted the strong concerns from residents in this locality in respect of traffic modelling, air quality, highways safety for pedestrians, effect on the character of the neighbourhood and loss of amenity to residents.

Keynsham Town Council have serious concerns over existing traffic congestion in and around Keynsham. That congestion affects people travelling to, from and through Keynsham, local roads and creates rat running in the narrow lanes of surrounding villages in the Green Belt.

Keynsham Town Council consider that the existing road infrastructure will struggle to cope with new housing already planned for East Keynsham and that the local road network will be even more seriously congested by this proposal should it be allowed to proceed.

New housing developments should be plan led. The application shows no exceptional circumstances to justify bringing this development forward before Core Strategy developments and the necessary local infrastructure improvements have been implemented. We refer to the objection comment from B&NES Planning Policy Officer Mr Neil Best who states that B&NES can demonstrate a 5 year housing supply. To permit this would overrule the whole purpose of safeguarding land in the Core Strategy for longer term development needs when genuine need, not demand, has not yet been assessed and the effects caused by existing plans for development of the Green Belt have not been experienced, assessed and remedied where found to be negative. It is therefore premature to even consider giving outline planning permission to this application.

The B&NES Local Plan 2011 – 2029 Core Strategy and Place Making Plan clearly establishes the strategic policy framework for how the Local Authority will manage the development and use of land up to 2029. Policy KE3b Safeguarded Land at East Keynsham states that land associated to this outline application is removed from the Green Belt and safeguarded for possible development. However, the safeguarded land is **NOT ALLOCATED** for development at the present time and Policy CP8 will apply. Planning permission for development of the safeguarded land may be granted only when it is proposed for development following a review of the Local Plan, which is not yet complete. Policy CP8 states that the openness of the Green Belt will be protected from inappropriate development in accordance with national planning policy.

To bring this forward prematurely without the provision of a net environmental gain is contrary to Government planning policies in the revised NPPF (2018) which specifically makes several references to the need to provide net environmental gain for development (at paragraphs 51, 72a, 102d, and 118).

57. ITEMS FOR INFORMATION

Items for information were received and noted.

58. ITEMS FOR DECISION

There were none.

59. LIST OF OUTSTANDING PLANNING APPLICATIONS

RESOLVED:

That the information concerning planning applications that had remained undetermined for a period of 8 weeks or longer be received and noted, with further new updates from the Deputy Town Clerk. This information will be recorded on 8 week list for the agenda for the next Planning and Committee agenda.

60. DATE OF NEXT MEETING

RESOLVED:

That the next meeting of the Committee is scheduled to take place on **Monday 19th August 2019 at 7.30 p.m. in the Key Centre (upstairs room), Charlton Road.**

The meeting closed at 8.50 pm.

Signed:
(Chairman)

Date: