

KEYNSHAM TOWN COUNCIL

Notes of the Virtual Consultation with the Deputy Town Clerk held on Monday 10th May 2021 at 7.30pm with Members of the Planning & Development Committee

PRESENT: Cllrs C Fricker (Chair), D Brassington, D Cooper, A Greenfield and B Simmons.

IN ATTENDANCE: Dawn Drury

In accordance with the Schedule of Delegation approved by Town Council on April 22nd 2021, the Deputy Town Clerk is required to exercise delegated power in consultation with the members of the cttee to make decisions on the following items:

Consultation on planning applications under Item 8 on the agenda.

1. APOLOGIES FOR ABSENCE

Cllr A Ross.

2. RECORD OF PREVIOUS MEETINGS

The signing of the notes of the meetings held on Monday 12th April 2021, Tuesday 4th May 2021 and Monday 10th May will be deferred to the next physical meeting on 21st June 2021 when they may be approved as a correct record.

3. PUBLIC PARTICIPATION

There was one member of public present.

4. QUESTIONS ON NOTICE BY MEMBERS

There were none.

5. SITE VISITS

There were none.

6. CONSULTATION ON PLANNING APPLICATIONS

6.1 21/01200/OUT – 2 Ellsbridge Close

Outline application (with all matters reserved) for the erection of 2 no. 3 bedroom houses with a private driveway and 6 parking spaces on land to rear of 2 Ellsbridge Close.

Comments only

The points addressed by B&NES Council Highways and Traffic in their letter, to the case officer, in respect of provision of suitable vehicular access that will not be prejudicial to highway safety and is safe and convenient to, and within, the site for pedestrians, cyclists and those with mobility and/or visual impairment in accordance with Policy ST7 of the Bath and North East Somerset Placemaking Plan (2017) are supported and reiterated by Keynsham Town Council.

Concerns are also raised as follows: -

- (i) currently the access fails to demonstrate that it is fully accessible to the proposed two residential dwellings for emergency service vehicles.
- (ii) whether the site can support the development of two dwellings and whether one would be more appropriate to avoid overdevelopment and exacerbation of the site and access onto the public highway.

**6.2 21/01688/FUL – HSBC, 34 High Street
Installation of 1 no. CCTV camera.**

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.

**6.3 21/01671/FUL – 1 Kelston Road
Erection of a dormer roof extension.**

Object – The extent of the dormers represents an oversize visual impact that will be visible from the highway/footpaths that is not acceptable.

The application is therefore contrary to the Bath and North East Somerset Council's Planning Policy D2 of the Placemaking Plan 2017.

**6.4 21/01825/RES – Lays Farm Business Centre, Lays Farm Trading Estate
Approval of reserved matters to approve appearance, layout, scale, and the landscaping of the site in regard to application 18/05696/OUT (Outline planning application for the demolition of existing industrial buildings and erection B1 Business buildings and 8 no. dwellings).**

Comment - 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.

**6.5 21/01685/FUL – The Bungalow, Parkhouse Lane
Erection of single storey extension as extended roof to provide additional room in the existing loft.**

Comment only

Keynsham Town Council find the design of the proposal questionable as it alters the existing dramatically and hence may not be in accordance with Bath and North East Somerset Council's Planning Policy D2 of the Placemaking Plan 2017.

TREE WORKS NOTIFICATIONS

**6.6 21/01617/TCA – 20 Wellsway
3 no. Sycamore – reducing height by approx. 20ft and reducing the branches that overhang the garden of Chew Bridge Cottage as deemed appropriate by the tree contractor.**

Noted – Keynsham Town Council will be guided by Bath and North East Somerset Council's Arboricultural Officer's decision.

**6.7 21/01600/TCA – The Rectory, 1 The Park
G1 Crown lift by approximately 3-4 metres 2 x conifers.**

Noted – Keynsham Town Council will be guided by Bath and North East Somerset Council's Arboricultural Officer's decision

7. APPEAL NOTICES

**7.1 Appeal Ref 21/00039/RF – Planning application 20/03862/FUL – 1 Back Lane
Planning Inspectorate Appeal Ref: APP/F0114/Y/21/3268470**

The appeal notice was received and noted.

**7.2 Appeal Ref 21/00038/RF – Planning application 20/03863/LBA – 1 Back Lane
Planning Inspectorate Appeal Ref: APP/F0114/Y/21/3270034**

The appeal notice was received and noted.

**7.3 Appeal Ref 21/00041/RF – Planning application 20/03506/FUL – 1 Back Lane
Planning Inspectorate Appeal Ref: APP/F0114/Y/21/3268466**

The appeal notice was received and noted.

**7.4 Appeal Ref 21/00040/RF – Planning application 20/03506/LBA – 1 Back Lane
Planning Inspectorate Appeal Ref: APP/F0114/Y/21/3270027**

The appeal notice was received and noted.

8. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

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

9. ITEM FOR INFORMATION

VF 86927 – Pre-application Consultation – Base Station Upgrade – Keynsham SW – Land to the south of Water Recycling Centre, Keynsham, Broadmead Lane.

The information was received and noted.

10. LIST OF OUTSTANDING PLANNING APPLICATIONS

The information concerning planning applications that had remained undetermined for a period of 8 weeks or longer was received and noted.

11. DATE OF NEXT MEETING

The further virtual consultation with the Deputy Town Clerk is scheduled to take place on **Monday 24th May 2021 at 7.30 p.m.**

The meeting closed at 8.20 p.m.

Signed:
(Chairman)

Date: