

KEYNSHAM TOWN COUNCIL

Notes of the Virtual Consultation with the Deputy Town Clerk held on Monday 24th May 2021 at 7.30pm with Members of the Planning & Development Committee

PRESENT: Cllrs C Fricker, D Brassington, D Cooper, A Greenfield, B Simmons and J Wallcroft.

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.

12. APOLOGIES FOR ABSENCE

There were none.

13. RECORD OF PREVIOUS MEETINGS

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

14. PUBLIC PARTICIPATION

There was three members of public present.

15. SITE VISITS

There were none.

16. CONSULTATION ON PLANNING APPLICATIONS

16.1 21/02106/FUL – 4 Abbey Park

Demolition of existing garage, to be replaced with a new garage and workshop.

Delegated officer's response - Support with comments - 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. However, concerns are raised in respect of foundations to the new garage and workshop damaging the roots of a tree on the neighbouring boundary property that abuts with the development site.

**16.2 21/01225/FUL - Keynsham Paper Mill, Avon Mill Lane
Erection of a new warehouse.**

Delegated officer's response - 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.

**16.3 21/02229/FUL – 47 Balmoral Road
Erection of double storey side and rear extensions.**

Delegated officer's response - 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.

**16.4 21/00155/FUL – 20 Bristol Road (REVISED PLANS)
Creation of 2 no. roof windows (1 to private courtyard roof slope and 1 to west facing gable roof slope) and 1 no. window to street facing gable.**

Delegated officer's response - 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.

**16.5 20/04944/LBA – 20 Bristol Road (REVISED PLANS)
Internal and external alterations to create 2 no. roof windows (1 to private courtyard roof slope and 1 to west facing gable roof slope) and 1 no. window to street facing gable to serve converted loft space and retrospective permission for creation of partitions and other minor works to roof space.**

Delegated officer's response - 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.

**16.6 21/02163/FUL – The Locker Room, Bristol Road
Proposed roof alterations to store building to provide a new first floor mezzanine level for additional storage.**

Delegated officer's response - Support with comments- 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.

A request should be added to any permission granted that the store building should not be used as a habitable dwelling but should remain solely as a storage facility in the future.

16.7 21/01785/FUL – Telecommunications Mast 121577, Broadlands School, St Francis Road

Replacement of the existing 15m monopole (17.9m to the top of antennas) with a new 20m monopole (top of antennas), accommodating 6 no. antennas, 1 no microwave dish, the installation of RRU's, the replacement/installation of equipment within the existing cabin, along with minor ancillary works.

Delegated officer's response – Object strongly on the following grounds -

This proposal for a new 20 metre, 6 no. antennas and 1 no. microwave dish is wholly inappropriate in this sensitive location, immediately adjacent to school buildings, playgrounds and in a built-up residential area. The proposal constitutes an incongruous and overbearing structure that will have an unacceptable impact on the visual amenity of the school community and neighbouring properties. The application is therefore contrary to the Bath and North East Somerset Council's Planning Policies D2, D3 and D6 of the Placemaking Plan 2017.

In respect of health implications from microwave radiation emissions this matter needs to be fully investigated by Bath and North East Somerset Council as the Landlord of the school land. A suggestion is made that there should be a consultation with the new Director of Public Health (Ms Reynolds) to ascertain the impact that this proposal could have not only on those within the school community, the wider neighbourhood but the town as a whole.

In respect of the consultation undertaken on this application, it is believed that the Local Authority (B&NES) has failed in its duty to consult with all concerned on such an important development proposal. The school itself, parents/carers of pupils within the school and all neighbouring properties were not consulted initially and it took requests made to the Planning Department by local residents, before a consultation letter was sent out to the wider community. This was in the form of a letter that did not even mention 5G or give any explanation as to the implications behind the siting of such a mast in this locality. Furthermore, the residents were only given limited time to respond to the consultation notices, as they arrived ten days into the consultation period allowed.

Finally, the full impact of this application needs to be considered very carefully by the Local Authority in its decision-making process, as there is already talk within the community of parents/carers removing children from the school, should the application be granted. Concerns are then, that the town will lose a much needed secondary school with a good Ofsted rating and very good nursery. Leaving the town with insufficient school place provision to accommodate pupils in years 7 and above and one nursery less.

**16.8 21/02001/FUL – 19 Chandos Road
Erection of single storey rear extension.**

Delegated officer's response - 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.

**16.9 21/01952/FUL – Chew Bridge Cottage, Gooseberry Lane
Erection of single storey side extension.**

Delegated officer's response - 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.

**16.10 21/01930/AR – 13-15 High Street
Installation of one TSB fascia logo, two TSB projecting signs, two ATM surrounds and one double sided A board.**

Delegated officer's response – Comment only – The Town Council has been working with English Heritage to produce a Design guide for shop fronts within the Conservation Area and together with other parts of the High Street and Temple Street. The installation of protruding signage is at variance with designs within this documentation, which is working towards trying to achieve continuity of shop fascia signage. It is suggested that the two TSB projecting signs are not approved as they would not be appropriate in the Conservation Area. The application is therefore contrary to Policy D3 of the Bath and North East Somerset Council Placemaking Plan 2017.

Furthermore, the Town Council plans to work with B&NES to declutter the High Street of unnecessary signage and again it is suggested that the granting of permission of a double sided A board would not be appropriate in the Conservation Area.

**16.11 21/01790/FUL – 53 Park Road
Erection of 2 no. two bedroom detached bungalows with associated works.**

Delegated officer's response – Object - The application is incongruous and an overdevelopment of the site. Concerns are raised in respect of the following :-

- (i) currently the access fails to demonstrate that it is fully accessible to the proposed two residential dwellings for emergency service vehicles as highlighted by Bath and North East Somerset Council's Highways Department.
- (ii) 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). Currently concerns are raised in respect of vehicles exiting the site on to the main highway in reverse gear.

The application is therefore contrary to the Bath and North East Somerset Council's Planning Policy D2 and D6 of the Placemaking Plan 2017.

16.12 21/02260/FUL – 152 Park Road

Erection of single and double storey rear extension.

Delegated officer's response - 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.

16.13 21/02035/FUL – Park House, Station Road Proposal for the subdivision of the existing house and erection of a two storey extension to facilitate the creation of a new dwelling.

Delegated officer's response - 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.

16.14 21/01956/FUL – 2 The Mead Conversion of garage to form living annexe.

Delegated officer's response – Object - The application to convert a double garage to form a living annexe will set a precedent in this locality and could result in on street parking with no provision of parking for this separate dwelling.

If Bath and North East Somerset Council are mind to permit this application a condition should be added that the property should remain ancillary to the main dwelling house and should not be sold or rented as a separate dwelling.

The application is therefore contrary to the Bath and North East Somerset Council's Planning Policy D3 of the Placemaking Plan 2017.

16.15 21/02232/FUL – 3 Vandyck Avenue Demolish existing lobby and construct larger lobby with rendered walls, a flat roof, composite front door and UPVC double glazed window.

Delegated officer's response - 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.

TREE WORKS NOTIFICATIONS

16.16 21/02182/TCA – Land Rear of 56 to 76 Bath Hill Sycamore (T1) – fell.

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

17. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

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

18. APPEAL NOTICES

- 18.1 PLANNING APPEAL REF 21/00042/RF (APPLICATION REF 20/00203/FUL – 10 CHELMER GROVE - PLANNING APPEAL REF 21/00042/RF (APPLICATION REF 20/00203/FUL – 10 CHELMER GROVE - Erection of a 2 bed bungalow to the side of 10 Chelmer Grove, Keynsham.**

Planning Inspectorate Appeal Ref: APP/F0114/W/20/3264987

The appeal notice was noted.

19. LIST OF OUTSTANDING PLANNING APPLICATIONS

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

20. DATE OF NEXT MEETING

That the next meeting of the Committee is scheduled to take place on **Monday 21st June 2021 at 7.30 p.m. in the Baptist Church**

The meeting closed at 8.40 p.m.

Signed:
(Chairman)

Date: