

KEYNSHAM TOWN COUNCIL
Minutes of the Planning & Development Committee meeting held on
Monday 21st June 2021 at 7.30pm in the Baptist Church

PRESENT: Councillors D Brassington, D Cooper, C Fricker (Chair), A Greenfield, A Ross, B Simmons and J Wallcroft.

IN ATTENDANCE: Dawn Drury – Deputy Town Clerk

21. APOLOGIES FOR ABSENCE

There were none.

22. DECLARATIONS OF INTEREST

There were none.

23. DISPENSATIONS

There were none.

24. CONFIRMATION OF MINUTES

RESOLVED:

That the notes of the Planning consultations held on 4th May, 10th May and 24th May 2021 be confirmed as a true record and were signed by the Chairman.

25. PUBLIC PARTICIPATION

There was three members of public present.

26. QUESTIONS ON NOTICE BY MEMBERS

There were none.

27. SITE VISITS

There were none.

28. ORDER OF AGENDA

RESOLVED:

That the order of the agenda be amended to consider items 8.4 21/02499/FUL – Tynning, Courtenay Road - Erection of dwelling following demolition of existing dwelling, 8.5 21/02346/FUL – Durley Grange, Durley Lane - Erection of new outbuilding to an existing dwelling, incorporating an existing trailer/fuel store with new garden storage and 8.6 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. REVISED INFORMATION prior to the other agenda items to accommodate presenters on these applications.

CONSULTATION ON PLANNING APPLICATIONS

28.1 21/02499/FUL – Tynning, Courtenay Road Erection of dwelling following demolition of existing dwelling.

Standing Orders were dropped to allow a presentation.

The applicant presented to the Committee details in respect of the above application.

Standing orders were reinstated.

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.

28.2 21/02346/FUL – Durley Grange, Durley Lane Erection of new outbuilding to an existing dwelling, incorporating an existing trailer/fuel store with new garden storage.

Standing Orders were dropped to allow a presentation.

The applicant presented to the Committee details in respect of the above application.

Standing orders were reinstated.

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.

28.3 21/01200/OUT – 2 Ellsbridge Close

Outline application (with all matters reserved) for the erection of 1 no. 3 bedroom detached house with a private driveway and 2 parking spaces on land to rear of 2 Ellsbridge Close. REVISED INFORMATION.

Standing Orders were dropped to allow a presentation.

The applicant presented to the Committee details in respect of the above application.

Standing orders were reinstated.

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.

- 28.4 21/02401/FUL – Units 1-2 Ashmead Park, Ashmead Road
Erection of single storey open sided extension forming new entrance canopy. External alterations to cladding, new windows and doors. Alteration to external landscaping and car parking areas. Repositioned car park entrance.**

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.

- 28.5 21/02402/AR – Units 1-2 Ashmead Park, Ashmead Road
Installation of building signs indicating the brands of the occupiers (1) attached directly to the building (2) on posts at the entrance to the site.**

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.

- 28.6 21/02625/VAR – Unit 4, Kier Integrated Services Ltd, Ashmead Road
Variation of condition 4 of application 03/00321/FUL (Change of use from general industrial to materials recycling facility with ancillary stables).**

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.

**28.7 21/02183/FUL – 4 Lyndhurst Road
Single storey rear extension.**

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.

28.8 21/02343/VAR – Taylor Wimpey Residential Development, Parcel 4200, Park Road

Variation of condition 9 of application 12/03589/VAR (Variation of conditions 15, 16, 17 and 18 of application 09/04351/FUL allowed on appeal 22nd July 2011 (Hybrid planning application for a housing led mixed use development comprising 285 dwellings, retail accommodation, flexible business/employment floor space, affordable housing, formation of new vehicular, pedestrian and cycle accesses, pedestrian and cycle improvements to Parkhouse Lane, formal and informal public open space including junior playing pitch and associated changing rooms and parking facilities, together with landscaping and tree planting and ancillary works including drainage (Full Application) and extension to Castle Primary School (Outline Application, All Matters Reserved)) to enable highway works on Park Road to commence prior to the completion of the further contaminated land investigations which will be undertaken upon demolition of buildings on site).

Object – It is apparent that the current drainage and surface water systems in place are not reaching the required standards to prevent the increased risk of flooding, by ensuring the provision of a satisfactory means of surface water disposal on this development. The Variation proposed in this application will only exasperate the current problems encountered by residents and will increase further flooding episodes, especially with the risk of inclement weather associated with climate change, this issue can only worsen. Bath and North East Somerset Council Flooding and Drainage Team together with the Planning Department are requested to thoroughly research the proposed variation and the impact that it will have currently and, in the future, and then apply the required standards. Currently, the proposed variation is contrary to B&NES Placemaking Plan Policy D3.

**28.9 21/02316/FUL – 5 Princess Close
Erection of rear and side extension.**

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.

28.10 21/02663/FUL – The Elms, Stockwood Hill

Provision of hip-to-gable roof extension with two dormer windows to provide additional accommodation with associated works.

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.

28.11 21/02545/FUL – 22 Walden Road

Erection of a two-storey rear extension and conversion of garage to utility room.

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.

28.12 21/01841/FUL – Europa House, 3 Wellsway

Demolition of front garden wall for driveway entrance and creation of vehicular access with dropped kerb.

Object – Contrary to Highways comments that they recommend that the applicant of this property reverse into the proposed driveway and exit in a forward gear, due to the lack of on plot turning facilities not being available, Keynsham Town Council are of the opinion that this would be a highly dangerous manoeuvre on a blind bend, near a takeaway retail outlet that often has vehicles parked close to the proposed driveway. In the interest of highways safety, the proposed application would be contrary to Policy ST7 of the Bath and North East Somerset Placemaking Plan.

28.13 21/02302/FUL – 45 Wellsway

Proposed erection of high-level wire mesh fence at rear boundary wall.

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.

28.14 21/02611/FUL – 139 Wellsway

Proposed first floor side extension above existing garage to create an additional two bedrooms and associated works.

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.

28.15 21/01827/FUL – 11A Westfield Close Erection of single storey front extension.

Application noted as decision already made by Bath and North East Somerset Council.

29. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

Notification of the following decisions that have been received.

30. 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.

31. DATE OF NEXT MEETING

RESOLVED:

That the next meeting of the Committee is scheduled to take place on **Monday 12th July 2021 at 7.30 p.m. in the Baptist Church, High Street, Keynsham**

The meeting closed at 8.50 p.m.

Signed:
(Chairman)

Date:

DRAFT