

KEYNSHAM TOWN COUNCIL
Minutes of the Planning & Development Committee meeting held on
Monday 12th July 2021 at 7.30pm in the Baptist Church

PRESENT: Councillors D Cooper, C Fricker (Chair), A Ross and B Simmons and

IN ATTENDANCE: Dawn Drury – Deputy Town Clerk

32. APPOINTMENT OF CHAIRMAN

It was noted that Councillor Fricker be appointed as Chairman of the Committee for the Municipal Year 2021-2022, as agreed at the Town Council meeting held on 5th May 2021.

33. APPOINTMENT OF VICE-CHAIRMAN

It was noted that Councillor Cooper be appointed as Vice Chairman for the Municipal Year 2021-2022, as agreed at the Town Council meeting held on 5th May 2021.

34. MEMBERSHIP

It was noted that the Membership for the Committee comprise of Councillors D Brassington, D Cooper, C Fricker, A Greenfield, A Ross, B Simmons and J Wallcroft for the Municipal Year 2021-2022, as agreed at the Town Council meeting held on 5th May 2021.

35. TERMS OF REFERENCE

The Committee's Terms of Reference, as agreed at the Annual Meeting of the Town Council on 5 May 2021, were received and noted.

36. APOLOGIES FOR ABSENCE

Councillors D Brassington, A Greenfield and J Wallcroft.

37. DECLARATIONS OF INTEREST

There were none.

38. DISPENSATIONS

There were none.

39. CONFIRMATION OF MINUTES

RESOLVED:

That the Minutes of the Planning meeting held on 21st June 2021 be confirmed as a true record and were signed by the Chairman.

40. PUBLIC PARTICIPATION

There were no members of public present.

41. QUESTIONS ON NOTICE BY MEMBERS

There were none.

42. SITE VISITS

There were none.

43. CONSULTATION ON PLANNING APPLICATIONS**43.1 21/02885/CLEU – Parcel 1977, Charlton Road**

Siting of a caravan for residential use, a container for storage, and the storage of caravans/mobile homes on the site. (Certificate of Lawfulness of Existing Use).

Object – Keynsham Town Council are concerned that traffic and highways implications will be unacceptable to allow safe access and egress for caravans and mobile homes proposed to be stored on this site. Access on to Parkhouse Lane is too narrow to accommodate large vehicle manoeuvres and access on to Charlton Road will be highly dangerous, on a bend and in a location that is already prone to road traffic incidents.

In the interest of highways safety, the proposed application would be contrary to Policy ST7 of the Bath and North East Somerset Placemaking Plan.

43.2 21/02986/FUL – 17 Claudius Road

Erection of 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.

43.3 21/03037/FUL – Lock Cottage, Durley Lane

Internal remodelling and erection of extensions to West, East and South elevations. Structural remediation works to remedy historic movement at NE corner due to tree roots. Thermal upgrading works including external insulation, solar photovoltaics to south facing roof slope and glazing replacement.

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.

43.4 21/02945/FUL – 64 Gaston Avenue Erection of two storey side and single storey rear extensions.

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.

43.5 21/01930/AR REVISED INFORMATION – 13-15 High Street

Installation of one TSB fascia logo, two TSB projecting signs, two ATM surrounds and one double sided A board.

Comment only – Keynsham Town Council have concerns regarding the use of A board in the town's conservation area and in a location where the pavement is narrow.

43.6 21/02778/FUL – The Old Bank, 20 High Street Erection of large outdoor shed to incorporate outside bar.

Comment only – This is a retrospective application in a conservation area, on site where historically failures to apply for permission have occurred. In view of this, the installation of the outdoor shed to incorporate an outside bar should be a temporary measure only and any permission should contain a condition that the said shed be removed after a specified period of time. The design incorporates UPVC windows and doors which are a totally inappropriate material for a grade II listed building extension.

Hence, the application would be contrary to D2 of the Bath and North East Somerset Council Policy D2.

44. TREE WORKS NOTIFICATIONS

44.1 21/02720/TCA – 1 Wellsway Ash (T1) and Apple (T2) – Fell.

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

45. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

Notification of the following decisions that have been received.

46. NOTICE OF APPEALS

The Appeal notices were received and noted.

47. 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.

48. DATE OF NEXT MEETING**RESOLVED:**

That the next meeting of the Committee is scheduled to take place on **Monday 2nd August 2021 at 7.30 p.m. in the Baptist Church, High Street, Keynsham**

The meeting closed at 8.15 p.m.

Signed:
(Chairman)

Date: