

KEYNSHAM TOWN COUNCIL
Minutes of the Planning & Development Committee meeting held on
Monday 25th October 2021 at 7.30pm in the Baptist Church

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

IN ATTENDANCE: Dawn Drury – Acting Town Clerk

102. APOLOGIES FOR ABSENCE

Cllr J Wallcroft.

103. DECLARATIONS OF INTEREST

There were none.

104. DISPENSATIONS

There were none.

105. CONFIRMATION OF MINUTES

RESOLVED:

That the Minutes of the Planning meeting held on 4th October 2021 be confirmed as a true record and were signed by the Chairman.

106. PUBLIC PARTICIPATION

There were none present.

107. QUESTIONS ON NOTICE BY MEMBERS

There were none.

108. SITE VISITS

There were none.

109. CONSULTATION ON PLANNING APPLICATIONS

109.1 21/04390/FUL – 54 Charlton Road

Erection of single storey rear extension and detached single storey store at the end of drive.

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.

109.2 21/04081/FUL – 6 Holcombe Grove**Proposed attached dwelling to side of 6 Holcombe Grove.**

Object – Keynsham Town Council objects on the grounds that the proposed development constitutes an overdevelopment of the site and is incongruous with the street scene. The application is contrary to the Bath and North East Somerset Council's Planning Policy D2 of the Placemaking Plan 2017.

In addition, Keynsham Town Council have serious doubts in respect of the egress and ingress position proposed for the off-street parking and its proximity to a nearby junction which may exacerbate highways safety in this locality. The application is therefore contrary to policy ST7 of the Bath and North East Somerset Placemaking Plan.

109.3 21/04646/FUL – 42 Rock Road**Erection of rear single storey 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.

109.4 21/04606/OUT – Treetops Nursing Home, St Clement's Road

Outline planning application (appearance and landscaping reserved) for the redevelopment of the existing care home to provide a 43 no. bedspace replacement care home, associated parking and hard/soft landscape works. (Resubmission of outline application 21/01181/OUT).

Comment only – Keynsham Town Council have concerns that this outline application does not comply with the Local Plan Partial Update which is under review wherein it states that this site is to be used for housing not a care home.

109.5 21/04626/FUL – Ashfield, Stockwood Vale

Proposed ridge height increase and dormer extension to provide further accommodation in roof. Installation of side balcony to master bedroom.

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.

109.6 21/04507/FUL – Proposed Café, 223 Trajectus Way

Erection of no. 4 dwellings (Use Class C3) and associated works.

Object – Keynsham Town Council objects on the grounds that the proposed development constitutes an overdevelopment of the site and constitutes a reduction of amenity for resident's living on the Somerdale estate. The application is contrary to the Bath and North East Somerset Council's Planning Policy D2 of the Placemaking Plan 2017.

The proposal for 4 no. dwellings will cause environmental and ecological damage to the site with no benefit to the community. The application is therefore contrary to the Bath and North East Somerset Council's Planning Policy D6 of the Placemaking Plan 2017.

109.7 21/04411/FUL – 1 Trent Grove

Erection of two storey side extension following demolition of existing garage.

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.

109.8 21/04515/TCA – The Arches, River View, Steel Mills

Alder (T1) – Pollard to 8m, removing approx. 3m. Ash (T2) – Pollard to 10m, removing approx. 4m.

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

110. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

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

111. APPEAL NOTICE REFERENCE 20/03506/FUL, 20/3507/LBA, 20/03862/FUL & 20/03863/LBA – 1 BACK LANE, KEYNSHAM

Information in respect of the appeal decision was received and noted.

112. PLANNING APPLICATION 20/00203/FUL 10 CHELMER GROVE, KEYNSHAM. APPEAL REF: APP/F0114/W/20/3264987 - ERECTION OF A 2 BED, DORMER BUNGALOW TO THE SIDE PLOT

Information in respect of the appeal decision was received and noted.

113. OLD STATION YARD 20/00146/AUTH

Information in respect of the enforcement was received and noted.

RESOLVED:

- (i) That the Acting Town Clerk seek advice from the local Police in respect of lorries of excessive weight using the B3116 Wellsway.
- (ii) That residents be updated with this information.

114. 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.

115. ITEMS FOR INFORMATION

RESOLVED:

That the items for information be received and noted.

116. ITEMS FOR DECISION – 28 Manor Road

RESOLVED:

That the case officer be informed that Keynsham Town Council are proposing that in the future a major re-development of the Manor Road Pavilion site to create a new community and sports facility, with an upgraded and enhanced car parking be undertaken, and it is foreseen that this will have an impact on the frequency of movements on this lane that will need to be taken into consideration when making a decision in respect of this application.

117. MEMBERSHIP OF THE TOWN AND COUNTRY PLANNING ASSOCIATION (TCPA)

RESOLVED:

That membership of the Town and Country Planning Association (TCPA) is not taken up.

118. CONSULTATION ON EXPLORING CHANGES TO PERMITTED DEVELOPMENT

RECOMMENDED:

That Councillors complete this survey individually.

119. DATE OF NEXT MEETING

RESOLVED:

That the next meeting of the Committee is scheduled to take place on **Monday 22nd November 2021 at 7.30 p.m. in the Baptist Church, High Street, Keynsham**

Signed:
(Chairman)

Date: