

KEYNSHAM TOWN COUNCIL

Minutes of the Planning & Development Committee meeting held on
Monday 22nd November 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

120. APOLOGIES FOR ABSENCE

There were none.

121. DECLARATIONS OF INTEREST

There were none.

122. DISPENSATIONS

There were none.

123. CONFIRMATION OF MINUTES

RESOLVED:

That the Minutes of the Planning meeting held on 25th October 2021 be confirmed as a true record and were signed by the Chairman.

124. PUBLIC PARTICIPATION

There were six members of the public present.

125. QUESTIONS ON NOTICE BY MEMBERS

There were none.

126. SITE VISITS

There were none.

**127. PRESENTATION BY TAYLOR WIMPEY PROJECT TEAM – PROPOSALS FOR
MINSMERE ROAD**

A presentation was given by three members of Taylor Wimpey Project Team on a future proposal for 70 new 2, 3 and 4 bed homes (49 private market and 21 affordable) off Minsmere Road. No development over 2.5 storeys. To date the developer has leaflet dropped 540 homes on the Chandag Estate and held a public drop in on 11th November (37 members of the public attended this drop-in session).

The power point presentation detailed information on:

- Site layout, single vehicle access to the site, walking routes through and around the site, linkage routes to the A4.

- Drainage and attenuation.
- Connection to the Manor Road Woodland including the green buffer between the site and woods. Ecology and biodiversity.
- Public transport, walking and cycling.
- Mandatory EV points.
- Cleaner and sustainable homes.

This site is in early stages of development with plans coming forward in line with the B&NES local plan which is under review. Outline plans to be submitted to B&NES in early 2022.

The developer will keep the Town Council informed of the process going forward.

128. CONSULTATION ON PLANNING APPLICATIONS

With permission of the Committee, it was agreed to amend the agenda order to consider item 9.3 – 21/00419/EFUL – Resourceful Earth Limited, Charlton Field Lane, Queen Charlton.

128.1 21/00419/EFUL – Resourceful Earth Ltd, Charlton Field Lane, Queen Charlton Development of an Anaerobic Digester Facility (including retention of the existing Feedstock Reception Building, Digester Tank (x5), Storage Tank, CHP Engine (x4), Transformer, GRP Substation, GRP Technical Room (x5) and Gas Equipment) to produce both gas and electricity for injection into the local grid networks, alongside the restoration of the former Queen Charlton Quarry Site with ecological and landscape enhancements. (REVISED PLANS).

Object – Keynsham Town Council object on the grounds that there are serious concerns in respect of traffic and highways safety implications, relating to the site access proposals, the number for HGV movements to and from the site and the proposed routing of the same. Charlton Road, which is an accident hot spot and is extremely narrow in sections, no matter which route proposed whether it be to and from the A37 or through Keynsham which would be the alternative route if the A37 were impassable for any reason will exacerbate highways safety in this locality. The application is therefore contrary to policy ST7 of the Bath and North East Somerset Placemaking Plan.

128.2 21/04898/CLEU – Boat Yard, Broadmead Lane Industrial Estate, Broadmead Lane Use of mobile home as dwelling (Use Class C3) (Certificate of Lawfulness of Existing Use).

The application is received and noted.

128.3 21/04913/CLEU – Residential Moorings, Broadmead Lane Industrial Estate, Broadmead Lane.

Continued use as a residential riverboat mooring (Certificate of Lawful Existing Use).

The application is received and noted.

128.4 21/04748/FUL – 10 Cherwell Road

Erection of two-storey side extension and rear dormer side extension with internal alterations following demolition of the 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.

128.5 21/04763/FUL – 17 Derwent Grove

Erection of two storey side extension, single storey rear extension and associated works including parking provision.

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.

128.6 21/04811/FUL – 25 Oakfield Road

Erection of single storey rear extension to replace existing rear extension. Change of materials of permitted dormer extension (21/04036/CLPU) from matching plain hung tiles (to match existing roof) and white framed aluminium windows to dark grey metal cladding and dark grey framed aluminium windows, to better match the proposed ground floor extension.

Object – Keynsham Town Council object on the grounds that the scale of the proposed dormer is unacceptable, out of keeping and would set a precedent in this locality.

The application is contrary to Policy D2 of the Bath and North East Somerset Placemaking Plan.

128.7 21/04811/FUL – 25 Oakfield Road

Erection of single storey rear extension to replace existing rear extension. Erection of rear dormer. Widening of existing driveway. Addition of side elevation windows. Removal of existing chimney. Removal of existing side elevation window. Addition of Velux rooflight.

Object – Keynsham Town Council object on the grounds that the scale of the proposed dormer is unacceptable, out of keeping and would set a precedent in this locality.

The application is contrary to Policy D2 of the Bath and North East Somerset Placemaking Plan.

128.8 21/04684/FUL – 29 Wellsway

Proposed double storey rear extension and loft conversion including second floor terrace.

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.

128.9 21/04872/FUL – Robinia House, 120 Wellsway

Erection of rear and side extensions with new front porch and garage to the front garden.

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.

128.10 21/04729/FUL – 28 West View Road

Loft conversion with side pitched and flat roof rear dormer.

Support – Keynsham Town Council support the application on the condition that the issues raised by Highways are adhered to and that the matter of the removal of the shared chimney stack is resolved with the neighbour.

**128.11 21/04857/TPO – Keynsham Masonic Hall, 99 Bath Road
2 no. Ash with dieback – Fell to ground level.**

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

128.12 21/04884/TCA – 1 Wellsway

Cherry (T1) – Reduce crown by 2m.

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

129. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

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

130. 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.

131. DATE OF NEXT MEETING

RESOLVED:

That the next meeting of the Committee is scheduled to take place on **Monday 13th December 2021 at 7.30 p.m. in the Baptist Church, High Street, Keynsham**

Signed:
(Chairman)

Date:

DRAFT