

KEYNSHAM TOWN COUNCIL
Minutes of the Planning & Development Committee meeting held on
Monday 10th January 2022 at 7.30pm in the Baptist Church

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

IN ATTENDANCE: Dawn Drury – Acting Town Clerk

145. APOLOGIES FOR ABSENCE

There were none.

146. DECLARATIONS OF INTEREST

There were none.

147. DISPENSATIONS

There were none.

148. CONFIRMATION OF MINUTES

RESOLVED:

That the Minutes of the Planning meeting held on 13th December 2021 be confirmed as a true record and were signed by the Chairman.

149. PUBLIC PARTICIPATION

There were no members of public present.

150. QUESTIONS ON NOTICE BY MEMBERS

There were none.

151. SITE VISITS

There were none.

152. CONSULTATION ON PLANNING APPLICATIONS

152.1 21/05194/FUL – 15 Barnard Walk

Erection of single storey rear extension, two storey extension, loft conversion, porch and garden room.

Object – Keynsham Town Council object on the following grounds:

- (i) The proposal is incongruous with the street scene and would dominate this section of the road.
- (ii) The extensions proposed would constitute overdevelopment in this locality.

The application is contrary to Policies D2, D3 and D6 of the Bath and North East Somerset Placemaking Plan.

152.2 21/05424/FUL – 26 Bath Road

Change of use from dwelling house (Use Class C3) to a mixed dwelling house (Use Class C3) and provision of medical or health services (Use Class E (e)) to facilitate an osteopathic treatment space with waiting area.

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.

152.3 21/05669/FUL – 248 Bath Road

Erection of side and rear extensions.

Support - There are no planning reasons to object to the variation proposed for this application as the proposal is in accordance with Bath and North East Somerset Council Policies D1 – D6 of the Placemaking Plan 2017.

152.4 21/05503/FUL – 254 Bath Road

Erection of garden room and store.

Support with condition - There are no planning reasons to object to the variation proposed for this application as the proposal is in accordance with Bath and North East Somerset Council Policies D1 – D6 of the Placemaking Plan 2017. Keynsham Town Council request that should this application be permitted that a condition be added the garden room should not be converted into a separate dwelling.

152.5 21/05449/FUL – 20A Charlton Park

Erection of two storey side and front extension and single storey rear extension.

Object – Keynsham Town Council object on the following grounds:

- (iii) The proposal is incongruous with the street scene and would be out of keeping with the street scope of Charlton Park and Kelston Road.
- (iv) The extensions proposed would constitute overdevelopment of the site.

The application is contrary to Policies D2, D3 and D6 of the Bath and North East Somerset Placemaking Plan.

Keynsham Town Council Planning and Development Committee wish it to be noted, that as they run a paper free planning meeting the plans submitted to B&NES Council are projected on screen. The poor quality of the plans submitted with this application made the Town Council's perusal of the same very difficult.

152.6 20/03775/FUL – Wooden Sheds, Kelston Road

Construction of proposed new bin store to serve 1-44 Tintagel Close, following demolition of existing garage block.

Object – Keynsham Town Council object on the following grounds:

- (i) Any risk of the possibility of a fire occurring and the proximity of the proposed bin store causing damage to nearby properties needs to be fully investigated before any decision can be made. Keynsham Town Council stress the importance of the bin store area being totally safe and fully fire proofed. The application is therefore contrary to Policy D6 of the Bath and North East Somerset Placemaking Plan.
- (ii) The Town Council are in agreement with Highways that the proposed development would result in a loss of on-site parking spaces which would exacerbate highways safety and residential amenity issues associated with additional on street parking and is therefore contrary to policy ST7 of the Bath and North East Somerset Placemaking Plan.

152.7 21/05452/FUL – 69 Lockingwell Road

Hip to gable loft extension/conversion and interior remodel.

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.

152.8 21/05471/OUT – Parcel 5159, Minsmere Road

Outline planning application for 70 homes (Use Class C3); new vehicular and pedestrian access on to Minsmere Road, public open space; tree planting and habitat creation; site drainage and associated infrastructure, with all matters reserved except for access.

Keynsham Town Council strongly object on the following grounds:

1. Initially, Keynsham Town Council reiterate their strong objections to the outline application 18/02899/OUT – Parcel 5159 Minsmere Road in that the B&NES Core Strategy document clearly establishes the strategic policy framework for how the Local Authority will manage the development and use of land up to 2029. Policy KE3b Safeguarded Land at East Keynsham states that land associated to this outline application is removed from the Green Belt and safeguarded for possible development until 2026. However, the safeguarded land is NOT ALLOCATED for development at the present time and Policy CP8 will apply. In any event no planning permission should be considered for safeguarded Green Belt land before the Local Plan Partial Update (LPPU) Public Examination outcome has been determined. There are no exceptional circumstances to bring this forward and it is not for developers to pre-empt LPA decisions on Local Plans for where and when new housing should be built in an LPA area. Also, Keynsham Town Council have constantly made a stance that infrastructure to support any future development in Keynsham should be in place before any further development be granted which is not the case in this instance.

2. Policy CP8 states that openness of the Green Belt will be protected from inappropriate development in accordance with national planning policy. This planning application contravenes the Prime Minister public statement on 6th October 2021 that new homes should be built on brown field sites where homes make sense, NOT green field sites. That statement by the Prime Minister was: *"you can also see how much room there is to build the homes that young families need in this country. Not on green fields, not just jammed in the South East, but beautiful homes on brown field sites in places where homes make sense."* Keynsham Town Council therefore asks Bath and North East Somerset Council to respect national planning policy for where new homes are located as re-emphasised by the Prime Minister and stop the continual over-development of Keynsham and therefore refuse outline planning permission.
3. Keynsham Town Council have serious concerns in respect of this cul-de-sac development. The proposal of only one access onto this site, even if there is a proposal to widen this section of Minsmere Road will be detrimental to the area which already has to manage issues associated with an already busy through road with limited good sufficient and regular public transport alternatives to personal vehicle use. Keynsham and the surrounding area's insufficient transport infrastructure needs to be improved before any further new housing developments of this scale are permitted.
4. Keynsham's road infrastructure has been highly stressed for numerous years, exacerbating air pollution and unacceptable congestion levels. This has been somewhat alleviated by COVID restrictions in the short term but of course this may not continue on in the future. All future large developments outside of those currently passed by Bath and North East Somerset Council should be halted until a full traffic study has determined:
 - (i) the full impact of external regional development on Keynsham's external transport connections.
 - (ii) the full impact of current permitted development within Keynsham Town Council area on its transport connectivity.
 - (iii) realistic "post Covid" traffic flows.

In addition, no further schemes of 10 or more dwellings in Keynsham should be given outline approval until the results of the 2021 Census have been officially published and assessed. It is unlikely that all the above data and study results would be available before 2026.

Keynsham's overdevelopment, especially in the Keynsham East area (with proposals for further extensive development in Keynsham North) is already causing regular traffic gridlock on the town's main and side roads during commuting hours, which will only be exacerbated by this proposed development without serious up front infrastructure improvements to alleviate this issue.

5. There is considerable concern as to the potential impact on the adjacent Manor Road Community Woodland which has won awards for being an Outstanding Conservation Area in the South West in Bloom competition. In the Environmental Assessment

produced by Tyler Grange the statement in respect of the achievement of a biodiversity net gain of 10% is considered as unachievable by Keynsham Town Council. The document refers to this being achieved through an off-site option. This applicant's nearest development at Somerdale in Keynsham has its own Landscape and Ecology Plan and to date the biodiversity works associated with this plan has yet to be included hence the 10% will need to be achieved elsewhere. This needs to be clearly stated before any works can commence.

6. The concerns raised by the Friends of Manor Road Woodland Group need to be addressed seriously.
7. Keynsham Town Council are also of the opinion that new housing developments should incorporate provision of large open green spaces/new public parks, not just small, grassed areas with a few trees. This would help ensure existing green spaces such as those along the River Avon valley and nearby Woodland are not inundated with high numbers of visitors including day-trippers, disrupting, or destroying wildlife habitat in the process.

The application is therefore contrary to Bath and North East Somerset Placemaking Policies CP8, GB1 (adverse impact on the Green Belt), D6 (significant harm to the amenities of existing nearby residents and proposed occupiers in respect of traffic issues, damage to flora and fauna) and ST7 (no provision made for improvements to the transport system required to render the proposal acceptable).

In conclusion, this application is totally premature and badly timed. The proposed development site is also located in an environmentally sensitive area (Site of Special Scientific Interest) and is poorly located for sustainable travel and therefore, is directly in breach of Bath and North East Somerset Council's declarations of climate and ecological emergencies.

152.9 21/05497/VAR – Wellfield House, Parkhouse Lane

Variation of condition 14 of application 21/00150/FUL (Residential development of 4 dwellings and associated works).

Support - There are no planning reasons to object to the variation as the proposal is in accordance with Bath and North East Somerset Council Policies D1 – D6 of the Placemaking Plan 2017.

152.10 21/05231/FUL – Land Opposite no. 65 Sherwood Road Erection of one dwelling following demolition of garage.

Object – Keynsham Town Council object on the following grounds:

- (i) The erection of the proposed dwelling would constitute overdevelopment of the site.
- (ii) The proposal is incongruous with the street scene.

The application is contrary to Policies D2 and D3 of the Bath and North East Somerset Placemaking Plan.

Keynsham Town Council Planning and Development Committee wish it to be noted, that as they run a paper free planning meeting the plans submitted to B&NES Council are projected on screen. The poor quality of the plans submitted with this application made the Town Council's perusal of the same very difficult.

152.11 21/05137/FUL – 65 St Ladoc Road
Erection of 1 no. three bedroom attached house.

Object – Keynsham Town Council object on the following grounds:

- (iii) The erection of the proposed dwelling would constitute overdevelopment of the site.
- (iv) The proposal is not in keeping with the street scene.

The application is contrary to Policies D2 and D3 of the Bath and North East Somerset Placemaking Plan.

152.12 21/05546/FUL – 8 The Avenue
Erection of first floor 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.

152.13 21/05609/FUL – Pavilion, Keynsham Cricket Club, Wellsway
Extension of existing patio area/timber decking 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.

152.14 21/04684/FUL – 29 Wellsway
Erection of a two-storey rear extension. Erection of decking.

Support - There are no planning reasons to object to the variations to this application as the proposal is in accordance with Bath and North East Somerset Council Policies D1 – D6 of the Placemaking Plan 2017.

152.15 21/05710/FUL – 196 Wellsway
Creation of loft extension.

Support - There are no planning reasons to object to the variations to this application as the proposal is in accordance with Bath and North East Somerset Council Policies D1 – D6 of the Placemaking Plan 2017.

153. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

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

154. CORRESPONDENCE

The letter from Mr P Roberts dated 30th November 2021 was received and noted. Keynsham Town Council agree, support the contents of his letter, and welcome the opportunity to consider his revised application to be submitted shortly.

155. ITEM FOR INFORMATION

The information regarding the submission of the Bath and North East Somerset Plan Partial update was received and noted.

157. 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.

158. DATE OF NEXT MEETING

RESOLVED:

That the next meeting of the Committee is scheduled to take place on **Monday 7th February 2022 at 7.30 p.m. in the Baptist Church, High Street, Keynsham**

Signed:
(Chairman)

Date: 7-2-22.....

