

KEYNSHAM TOWN COUNCIL
Minutes of the Planning & Development Committee meeting held on
Monday 7th March 2022 at 7.30pm in the Baptist Church

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

IN ATTENDANCE: Dawn Drury and Councillor H MacFie

174. APOLOGIES FOR ABSENCE

There were none

175. DECLARATIONS OF INTEREST

Councillor D Cooper declared an interest in item 8.7 on the agenda – planning application 22/00334/FUL – Durley Hill House, Old Bristol Road (as lives in a neighbouring property).

176. DISPENSATIONS

There were none.

177. CONFIRMATION OF MINUTES

RESOLVED:

That the Minutes of the Planning meeting held on 7th February 2022 be deferred for signing at the next meeting of the Planning and Development Committee on 28th March 2022.

178. PUBLIC PARTICIPATION

There was one member of public present.

179. QUESTIONS ON NOTICE BY MEMBERS

There were none.

180. SITE VISITS

There were none.

181. CONSULTATION ON PLANNING APPLICATIONS

With permission of the Committee, it was agreed to amend the agenda order to consider item 8.10 22/00414/FUL – 31 Torridge Road, in order to hear a member of the public.

181.1 22/00414/FUL – 31 Torridge Road
Erection of 1 detached bungalow.

Object – Keynsham Town Council object on the following grounds:

Traffic and Highways Safety implications. The applicant should be requested to submit a revised version of the plan which demonstrates that suitable visibility can be achieved for the post speed limit of Torridge Road, especially given the proposed intensification of use of the existing vehicular access. Keynsham Town Council reiterate the concerns of officers from B&NES Council's Highway and Traffic Department that cars manoeuvring into and out of these proposed spaces will come into conflict with vehicles entering and exiting the public highway, increasing the risk of collision. The risk will be exacerbated as drivers using these spaces, especially those reversing out, will have limited visibility due to the proximity of the spaces to the current dwelling. As highways safety is prejudiced and suitable vehicular access is not demonstrated the application is contrary to Policy ST7 of the Bath and North East Somerset Placemaking Plan.

The applicant should also be reminded that the proposed dwelling requires secure, covered cycle parking for a minimum number of two bicycles.

Keynsham Town Council reiterate the conditions proposed by B&NES Council's Drainage and Flooding Team to ensure that an appropriate method of surface water drainage is installed and in the interests of flood risk management in accordance with Policy CP5 of the Bath and North East Somerset Core Strategy and Policy SU1 of the Bath and North East Somerset Placemaking Plan. Concerns were also raised by the members of the Committee that there may be a mains sewer running through the middle of the proposed development site.

Keynsham Town Council also raise concerns in respect of:

- (i) the impact that the proposed bungalow will have on neighbouring properties. The positioning within the site impinges on abutting properties due to its proximity to the boundary of the garden of 31 Torridge Road. The application is therefore contrary to B&NES Placemaking Plan 2017 Policy D2.
- (ii) the design, scale, massing and siting of the proposed development and the potential harm to the amenities of the adjacent occupiers at Walden Road through loss of outlook and overbearing impact. The application is therefore contrary to Policy D6 of the B&NES Placemaking Plan 2017.
- (iii) by reason of its design, siting, scale, massing and layout the proposal is considered to harm the open character of the plot and extended locality. The application is therefore contrary to policies D1, D2, D3, D4 and D5 of the B&NES Placemaking Plan 2017 and the NPPF.
- (iv) The application proposal would result in the loss of Green Infrastructure within the rear garden resulting in an impact to the wider Green Infrastructure network. The effect on the local Green Infrastructure is not in accordance with policy NE1 of the B&NES Placemaking Plan 2017 and CP7 of the adopted Core Strategy (2014) and the NPPF.

Councillor A Greenfield joined the meeting.

181.2 22/00379/FUL – 2 Avon Road

Alterations to existing garden room to form garden room and utility room, including replacement of pitched roof with flat roof and new external wall.

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

181.3 22/00138/FUL – Unit 12D Broadmead Lane Industrial Estate, Broadmead Lane - Extension of existing workshop.

Keynsham Town Council note that the Canal and River Trust have no comment.

181.4 22/00433/FUL – 5 Cherwell Road Demolish existing attached garage and create new detached 4 bed dwelling.

Object – Keynsham Town Council object on the following grounds:

- (i) The proposal would constitute an over development of the site and is not designed to provide continuity with street frontage and the development is congruous with the street scene. The proposed is therefore contrary to Bath and North East Somerset Council Placemaking Plan Policy D3.
- (ii) The access and egress associated with the site would constitute a highways safety risk in respect of its proximity to a walk to school route for many pupils/students which is contrary to Policy ST7 of the B&NES Placemaking Plan 2017. There is no protection for the adjacent footpath.
- (iii) The proposal would constitute overlooking which is contrary to Placemaking Plan Policy D6.
- (iv) Concerns are raised in respect of surface water and risk associated.

181.5 22/00279/FUL – Flat 3, Helena Court, Dapps Hill Replacement of windows.

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.

181.6 22/00493/FUL – 5A Farleigh Road Removal of existing and installation of new, rendered external wall insulation at 5-11 Farleigh Road, 22-28 Warwick Road and 30-52 Warwick Road.

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.

181.7 22/00163/FUL – Trojan Blinds, 43 High Street Change of use from retail to restaurant Class E (6).

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.

181.8 22/00334/FUL – Durley Hill House, Old Bristol Road

Removal of existing lean-to conservatory to south elevation and erection of orangery, replacement of modern uPVC windows with sash windows. Improved external access route and enlarging of existing lightwells

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.

181.9 22/00335/LBA – Durley Hill House, Old Bristol Road

Internal and external alterations to include removal of existing lean-to conservatory to south elevation and erection of orangery, replacement of modern uPVC windows with sash windows. Improved external access route and enlarging of existing lightwells.

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.

181.10 22/00619/FUL – 39 St Francis Road

Erection of single storey side and rear extensions to replace existing conservatory, single storey rear extension and garage.

No plans were available on the B&NES planning portal hence the Town Council have been unable to comment on this application and request provision of the planning papers in order to consider this application at a future meeting.

Councillor MacFie left the meeting.

181.11 22/00469/TCA – 1 Back Lane

T1 – Sycamore – prune and tidy as large branch snapped off. T2 – Walnut – prune.

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

181.12 22/00239/TPO – 29 Wellsway

**T1 (Sycamore) – Crown thin of 25% to allow penetration of dappled light.
T2 (Sycamore) – Remove 1 x lower limb on northern aspect to allow penetration of dappled light.**

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

182. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

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

183. APPEAL DECISION

**Appeal Ref: APP/F0114/W/21/3285550 - 2 Ellsbridge Close, Keynsham
BS31 1TB – Appeal dismissed**

The appeal decision was received and noted.

184. ITEM FOR INFORMATION

The items for information were received and noted. In respect of item f., the Town Clerk reported that following investigation it was found that the procedure in respect of the planning decision was followed correctly by B&NES Council and letter to be sent (as agreed at the 7th February 2022 meeting) has not been sent to B&NES challenging the process.

185. 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.

186. DATE OF NEXT MEETING

RESOLVED:

That the next meeting of the Committee is scheduled to take place on **Monday 28th March 2022 at 7.30 p.m. in the Baptist Church, High Street, Keynsham**

The meeting finished at 8.30 p.m.

Signed: 
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(Chairman)

Date: 28 March 22
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