

KEYNSHAM TOWN COUNCIL

Minutes of the Planning & Development Committee meeting held on
Monday 23rd May 2022 at 7.30pm in the Baptist Church

PRESENT: Councillors D Brassington, C Fricker (Chair), A Greenfield and A McGuinness.

IN ATTENDANCE: Dawn Drury and Cllr H MacFie

1. ELECTION OF CHAIRMAN 2022/2023

A nomination for Cllr Fricker to be elected as Chair was proposed and seconded.

RESOLVED:

To elect Cllr Fricker as Chairman for the ensuing Municipal Year.

2. ELECTION OF VICE-CHAIRMAN 2022/2023

There were no nominations for the position of Vice Chair

RESOLVED:

That the election of Vice Chairman for the ensuing Municipal Year be deferred to the next meeting of the Planning and Development Committee in June 2022.

3. APOLOGIES FOR ABSENCE

Councillors D Biddleston and D Cooper.

4. DECLARATIONS OF INTEREST

There were none.

5. DISPENSATIONS

There were none.

6. CONFIRMATION OF MINUTES

RESOLVED:

That the Minutes of the Planning meeting held on 25th April 2022 be confirmed as a true record and were signed by the Chairman.

7. PUBLIC PARTICIPATION

There was one member of public present.

8. QUESTIONS ON NOTICE BY MEMBERS

There were none.

9. SITE VISITS

There were none.

10. CONSULTATION ON PLANNING APPLICATIONS

With permission of Councillors Item 8.2 on the agenda 22/00433/FUL – 5 Cherwell Road - Demolish existing attached garage and create new detached 4-bed dwelling, was brought forward for discussion.

10.1 22/00433/FUL – 5 CHERWELL ROAD DEMOLISH EXISTING ATTACHED GARAGE AND CREATE NEW DETACHED 4-BED DWELLING.

RESOLVED:

To OBJECT – Keynsham Town Council object on the following grounds:

- (i) The proposal would constitute an over development of the site. The proposed development is therefore contrary to Bath and North East Somerset Council Placemaking Plan Policy D2.*
- (ii) The access and egress associated with the site would constitute a highway safety risk in respect of the proximity to a walk to school route for many pupils/students, which is therefore contrary to Bath and North East Somerset Council Placemaking Plan policy ST7 of the Placemaking Plan July 2017.*
- (iii) The proposal would constitute overlooking which is contrary to Placemaking Plan Policy D6.*

10.2 22/01865/FUL – 12 CADBURY ROAD ERECTION OF SINGLE STOREY SIDE EXTENSION TO FORM LARGER GARAGE AND NEW UTILITY AND GROUND FLOOR WET ROOM.

RESOLVED:

To 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.

10.3 22/00949/FUL – TANDOORI GARDEN, 45 HIGH STREET PROVISION OF NEW SHOP FRONT FOR THE COMBINED UNITS 43 AND 45 HIGH STREET, KEYNSHAM FOR THE CREATION OF A COMBINED RESTAURANT OFFER FOR THE TANDOORI GARDEN.

RESOLVED:

To 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.

**10.4 22/01652/AR – TANDOORI GARDEN, 45 HIGH STREET
DISPLAY OF NEW SHOP FRONT SIGNAGE PANEL TO 43 AND 45 HIGH STREET.**

RESOLVED:

*To 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.*

**10.5 22/01621/PA04 – ST KEYNA PRIMARY SCHOOL, MONMOUTH ROAD
ERECTION OF A TWO STOREY STANDALONE BUILDING TO ACCOMMODATE
THE EXPANSION OF ST KEYNA PRIMARY FROM A ONE-FORM ENTRY SCHOOL
WITH CAPACITY FOR 210 PUPILS, TO A TWO-FORM ENTRY SCHOOL WITH
CAPACITY FOR 420 PUPILS.**

RESOLVED:

That the information be received and noted.

**10.6 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.**

RESOLVED:

*To 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 and will be guided by
B&NES Listed Buildings Historic Environment Officers conservation conditions.*

**10.7 22/00996/FUL – 2 ORCHARD CLOSE
ERECTION OF SINGLE STOREY REAR EXTENSION FOLLOWING DEMOLITION OF
EXISTING REAR EXTENSIONS.**

RESOLVED:

To OBJECT – Keynsham Town Council object on the following grounds:

- (i) The proposal would constitute an over development of the site, its scale and degree being unacceptable. The proposed application is therefore contrary to Bath and North East Somerset Council Placemaking Plan 2017 Policy D2*
- (ii) The neighbour's amenity of light will not be preserved. The proposed application is therefore contrary to Bath and North East Somerset Council Placemaking Plan 2017 Policy D6*

**10.8 22/01620/FUL – 35 WALDEN ROAD
ERECTION OF ONE DWELLING WITH PARKING AND ASSOCIATED WORKS ON
LAND ADJACENT TO 35 WALDEN ROAD.**

RESOLVED:

To OBJECT – Keynsham Town Council object on the following grounds:

- (i) The proposal is incongruous with the street scene.*
- (ii) The development would constitute an overdevelopment of the site.*
- (iii) The amenity of neighbour's light would not be preserved.*

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

**10.9 22/01692/FUL – 87 WARWICK ROAD
TWO-STOREY SIDE EXTENSION TO CREATE GARAGE AND ADDITIONAL
BEDROOM.**

RESOLVED:

To OBJECT – Keynsham Town Council object on the following grounds:

The proposal is not designed to provide continuity of the street frontage and for the development to relate positively to the street scene. Concerns are raised in respect of build not being within the build line of Coronation Avenue.

The proposed application is therefore contrary to Bath and North East Somerset Council Placemaking Plan Policies 2017 D2 and D3.

11. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

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

12. ITEMS FOR INFORMATION

- (i) 22-002 - OUTCOME OF THE TRO PROCESS REPORT - KEYNSHAM/
SALTFORD**

RESOLVED:

That the information be received and noted.

- (ii) PROPOSAL TO ENLARGE ST KEYNA PRIMARY SCHOOL, KEYNSHAM, BS31
2JP**

RESOLVED:

That the letter from Helen Hoynes, School Organisation Manager, B&NES Council dated 9th May 2022 be received and noted.

13. ITEMS FOR DECISION

B&NES CONSULTATION ON DRAFT PLANNING OBLIGATION SUPPLEMENTARY PLANNING DOCUMENT AND DRAFT SUSTAINABLE CONSTRUCTION CHECKLIST SUPPLEMENTARY PLANNING DOCUMENT

RESOLVED:

That a response be sent by email to B&NES Council confirming support in respect of the draft planning obligation supplementary document and draft sustainable construction

14. 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.

In respect of planning application 20/02673/OUT – Land Parcel 005 Bath Road – Residential and related development comprising approximately 213 dwellings, replacement sports pitch to facilitate expanded primary school, means of access thereto, associated open space, landscaping, access roads, footways/cycleways and infrastructure works. The Chair explained to the Committee that on 4th May B&NES Council's Planning Committee by majority decision, 6:4, gave outline planning consent for 213 houses at Withies Green, Keynsham (application 20/02673/OUT) on a mix of Green Belt land that is safeguarded for later development as well as Green Belt land that is not safeguarded for this potential development. Ward Councillor H MacFie for Keynsham East and the Ward Councillor for Saltford on the Committee voted against this very controversial decision along with 2 other Ward Councillors. The outline planning consent was in direct contravention of NPPF (2021) and the existing B&NES Local Plan whilst undermining the forthcoming Local Plan Partial Update Public Examination.

The Public Examination commences on 21st June and the deadline for submitting evidence is 6th June 2022. However, B&NES Council has undermined the democratic legitimacy of that process and by the time the Inspector's Public Examination Report is published, it may be too late to reverse this erroneous planning decision that is already starting to create a mix of upset, incredulity and concern in Keynsham and Saltford.

In respect of the above, Keynsham Town Council are asked to support the writing of a letter by the Chair of Town Council to Jacob Rees Mogg MP, requesting that he intervene by asking the Secretary of State for Levelling Up, Housing and Communities to call in for determination of this significant and controversial planning decision, that undermines his own Inspector's Public Examination and brings Local Plan led planning into disrepute. If this planning decision is allowed to stand it will set a precedent that could lead to similar

occurrences in the B&NES area and in other LPA areas whilst putting under threat the Green Belt from inappropriate development regardless of its safeguarded status.

RESOLVED:

That the Town Clerk send an email to all Councillors, attaching a copy of the proposed letter to Jacob Rees Mogg and supporting documentation, requesting their written support for this letter and paper to be sent as matter of urgency. Responses from Councillors to be received by first thing on Wednesday 25th May 2022.

15. DATE OF NEXT MEETING

RESOLVED:

That the next meeting of the Committee is scheduled to take place on **Monday 20th June 2022 at 7.30 p.m. in the Baptist Church, High Street, Keynsham**

The meeting finished at 8.45 p.m.

Signed:
(Chairman)

Date:

