

## KEYNSHAM TOWN COUNCIL

Minutes of the Planning & Development Committee meeting held on  
Monday 22<sup>nd</sup> August 2022 at 7.30pm in the Baptist Church

**PRESENT:** Councillors D Brassington, D Cooper (Vice Chair) and A McGuinness

**IN ATTENDANCE:** Dawn Drury (Town Clerk) and Ward Cllrs A Wait and H MacFie

**63. APOLOGIES FOR ABSENCE**

Councillors D Biddleston, C Fricker (Chair) and A Greenfield

**64. NOT PRESENT**

Councillor J Wallcroft.

**65. DECLARATIONS OF INTEREST**

There were none from Committee members.

Cllr A Wait confirmed that he would be speaking on items 8.7 on the agenda as a B&NES Ward Councillor.

**66. DISPENSATIONS**

There were none.

**67. CONFIRMATION OF MINUTES**

**RESOLVED:**

*That the Minutes of the Planning meeting held on 1<sup>st</sup> August 2022 and the Extra Ordinary Planning Minutes of the 8<sup>th</sup> August 2022 be confirmed as a true record and were signed by the Chairman.*

**68. PUBLIC PARTICIPATION**

There were 13 members of public present.

**69. QUESTIONS ON NOTICE BY MEMBERS**

There were none.

**70. SITE VISITS**

There were none.

With permission of Councillors present item 8.7 – 22/02877/PIP – Land at East of Braeside Cottage, Gooseberry Lane – Permission in Principle for the erection of up to 4 no. dwellings and item 8.6 – 4 Trent Grove – Erection of a single storey side and rear extension were brought forward on the agenda to hear members of the public.

**71. CONSULTATION ON PLANNING APPLICATIONS**

**71.1 22/02877/PIP – Land to East of Braeside Cottage, Gooseberry Lane**

Permission in Principle for the erection of up to 4 no. dwellings.

Having received representations from two members of the public and one Ward Councillor in respect of matters relating to the proposal's location within a conservation area and the Green Belt, the ecology affects, significance of trees in the locality, destruction of natural habitats, the proposed development site topography and density of the proposal, together with issues relating to access, parking and road safety.

**RESOLVED:**

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

- (i) Any development within or affecting the setting of Keynsham Conservation Area must conform with Policy HE1 and in general preserve and/or enhance the conservation which this proposal does not. The proposal fails to preserve or enhance either the character or appearance of the Keynsham Conservation Area as guided in The Core Strategy and Placemaking Plan Published: 2020-01-23 Updated: 2020-07-01, Bath and North East Somerset Local Plan CORE STRATEGY & PLACEMAKING PLAN, Volume 3 Keynsham. This section of the Keynsham Conservation Area is of prime importance and relevance to the Chew Bridge area, Gooseberry Lane and pathways alongside the River Chew that lead to Memorial Park. Looking up from the Bridge and pathways the existing site, which is an expanse of trees provides a pleasing aspect and curtain for the eastern boundary of the Conservation Area. Equally the existing site continuously adjoins the wooded areas privately owned by residents at Nos 20 and 18 Wellsway and whose gardens, greatly contribute to this green Conservation area, forming a continuous and natural back drop right down to the river. The proposal with its density of four proposed dwellings, even with some trees retained or replaced will spoil this existing panorama. The proposed site is steep and given the issues above regarding the gradient of the land, and the planned parking spaces, the backs of the dwellings will need to be a considerable way 'down' the slope of the site and thus very close indeed to the Grade II listed Braeside Cottage fence. Thus, they will be highly visible from the Conservation Area around Chew Bridge.*
- (ii) Keynsham Town Council have declared a climate emergency and strongly support B&NES Council in respect of their ecology emergency declaration and such matters. Keynsham Town Council are aware that there are a number of wildlife species on the application site which is in a Conservation Area. Over the years there have been signs of badgers, bats, squirrels, foxes, ducks, owls, woodpeckers and other birds. There may be others, including fauna. The site is used as a "stepping zone" by wildlife and is an important "wildlife connecting area". It connects the land on the adjoining gardens and those along the western side of the Wellsway to Keynsham Park in general, thus permitting the movement of species. The planning application fails to address this issue and seems intent on destroying a natural habitat.*
- (iii) One of the objective criteria that should be taken into account when development is proposed in a Conservation Area is the retention of all significant foliage. This proposal removes significant trees with no suggestion of replacement or increasing*

*the number of trees on the site to fit with the 17% increase that B&NES Council propose for sites under the Climate Emergency Policy.*

- (iv) *The proposed development site is within the Green Belt and will create an adverse visual impact on the same, making it contrary to Policy GB1 of the B&NES Council Placemaking Plan. The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence as sited in the NPPF – Chapter 13 Green Belt.*

*Green Belt serves 5 purposes two of which have specific relevance in this case:*

*(a) to assist in safeguarding the countryside from encroachment;*

*(b) to preserve the setting and special character of historic towns.*

*Gooseberry Lane is a long-standing pedestrian pathway from the Wellsway to the tranquil area of Chew Bridge, and the existing habitat introduces walkers to one of the key and significant areas of the town's Conservation Area. Replacing the trees and natural habitat with a 'boundary fence' will reduce this panorama considerably.*

- (v) *Existing residents alongside and opposite the site have submitted views highlighting concerns in respect of the severe safety risks when accessing and exiting from their properties.*

*The steep gradient of the site and the close proximity of the walls at No 20 are evidence to the difficulty in exiting onto the main road with limited visibility. Further along the Wellsway all such properties with driveways also claim the extreme difficulties and risk of accident when exiting and these in the main are on the 'flat'.*

- (vi) *The proposal will be contrary B&NES Council Policy D6 of the Placemaking Plan wherein light pollution will occur due to changes in external lighting and expected impact on the local natural environment.*

- (vii) *Local Councillors have been working hard, over past years, to achieve a reduction in the speed limit on the Wellsway in order to make this road a safe route for both vehicle drivers and pedestrians, especially as it is an important walk to school route for young people and families. The route includes the use of the zebra crossing next to the proposed development site, which will be impacted by the proposal of four driveways and the loading/parking bay on/by the crossing zig zag marked area. The impact on traffic flows will be increased, on street parking by visitors and deliveries will occur and road safety will be compromised which is contrary to Policy ST7 of the B&NES Council Place Making plan*

- (viii) *Keynsham Town Council also have concerns regarding the swept path analysis in respect of the parking allocated for the four proposed dwellings. Due to the steepness of the site the driveways will either have an upward gradient making*

*exiting dangerous for any homeowner, vehicles on the main carriage way and pedestrians using the narrow footpath along this stretch of the Wellsway or alternatively they will need to be substantial build up of the land for the driveways to be level with the carriage way. Parking arrangements are not deemed to be satisfactory and are therefore contrary to policy D6 of the B&NES Council Place Making plan.*

*Keynsham Town Council are aware the application has been called in by Ward Councillor Andy Wait and strongly request that the B&NES Council Planning Committee members make a site visit in respect of this application, in order to understand the location and its topography and to appreciate the concerns of the 80 plus local residents that have submitted objections on the Council's Planning Portal.*

**70.2 22/02874/FUL – 4 Trent Grove**

Erection of a single-storey side and rear extension.

*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.*

**70.3 22/02154/FUL – 113 Wellsway**

Erection of detached garage in front garden.

*RESOLVED:*

*To COMMENT ONLY – Keynsham Town Council support the comments submitted by B&NES Highways and Traffic Department and agree that these should be addressed.*

**70.4 22/02678/FUL – 23 Caernarvon Road**

Erection of single storey and two storey side extensions and front extension and provision of dropped kerb to new drive.

*RESOLVED:*

*To SUPPORT with comments - 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 but would comment that it does have a concern that the front extension may be built outside the building line.*

**70.5 22/02703/FUL – 15 Barnard Walk**

Erection of new two-bedroom dwelling to the side of the current dwelling.

*RESOLVED:*

*To OBJECT – Keynsham Town Council object on the following grounds: The proposed development will create two incongruous joined and internally interconnected buildings that will not work going forward. The proposal is therefore contrary to Policies D2 and D3 of the Bath and North East Somerset Council Placemaking Plan 2017.*

**70.6 22/02823/FUL - 27 Temple Street**

External change to facades to existing vacant units at Keynsham Riverside; Riverside Suite, Temple Unit and Workshop including new external windows, new ventilation louvres, external air handling equipment and screening.

*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.*

**70.7 22/02824/FUL - 2 Chandag Road**

Internal reconfiguration and erection of single storey rear extension to existing garage building attached to main house.

*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.*

**70.8 22/03255/REG03 – Street Record Keynsham Memorial Park**

Demolition of pedestrian bridge and associated stabilisation of abutments.

*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 within the Placemaking Plan 2017.*

**72. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL**

*RESOLVED:*

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

**73. ITEM FOR DECISION****Planning Checklist for Review**

*RESOLVED:*

*That the revised check list be received and adopted.*

**74. ITEMS FOR INFORMATION****74.1 PLANNING APPLICATION 9 CLAUDIUS WAY**

*RESOLVED:*

*To receive and note the information.*

**74.2 SECTION 25 OF THE HIGHWAYS ACT 1980 - BATH AND NORTH EAST  
SOMERSET COUNCIL PUBLIC FOOTPATH BA27/87, SOMERDALE, KEYNSHAM  
PUBLIC PATH CREATION AGREEMENT**

*RESOLVED:*

*To receive and note the information.*

**75. 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.*

**76. DATE OF NEXT MEETING**

**RESOLVED:**

That the next meeting of the Committee is scheduled to take place on **Monday 12<sup>th</sup> September 2022 at 7.30 p.m. in the Baptist Church, High Street, Keynsham.**

The meeting finished at 8.45 p.m.

Signed: .....  
(Chairman)

Date: .....