

KEYNSHAM TOWN COUNCIL

Minutes of the Planning & Development Committee meeting held on
Monday 9th January 2023 at 7.30pm in the Baptist Church

PRESENT: Cllrs D Brassington D Cooper, C Fricker (Chair), A Greenfield, and A
McGuinness

NOT PRESENT: Cllr J Wallcroft

IN ATTENDANCE: Dawn Drury (Town Clerk).

Cllr H MacFie.

140. APOLOGIES FOR ABSENCE

Councillors D Biddleston.

141. DECLARATIONS OF INTEREST

There were none.

142. DISPENSATIONS

There were none.

143. CONFIRMATION OF MINUTES

RESOLVED:

That the Minutes of the Planning meeting held on 12th December 2022 be confirmed as a true record and signed by the Chairman.

144. PUBLIC PARTICIPATION

There were none.

145. QUESTIONS ON NOTICE BY MEMBERS

There were none.

146. SITE VISITS

There were none.

147. CONSULTATION ON PLANNING APPLICATIONS

147.1 22/05142/FUL 43 Balmoral Road

Erection of double storey rear extension and internal alterations

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.

147.2 22/04906/FUL New Inn 90 Bath Hill

Replacement and enlargement of decking to the rear external beer garden area. Installation of handrail and lighting. Installing of fencing following removal of existing fence and repairs to stone boundary wall to the rear of the property.

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.

147.3 22/05183/FUL Goodfield House 192 Bath Road

Change of use of existing dwelling (Use Class C3) to an eight bedroom house of multiple occupation (Use Class Sui Generis) with associated works.

RESOLVED:

To SUPPORT with comment - 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.

However, Keynsham Town Council have concerns that there is insufficient parking provision associated with this development proposal, especially with the existing property location being on the busy A4, notwithstanding B&NES Council's Highways Department comments.

147.4 22/05103/VAR 20A Charlton Park

Variation of condition 2 (Plan List) of application 21/05449/FUL (Erection of two-storey side and front extension and single-storey rear extension).

RESOLVED:

To SUPPORT the variation - 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.

147.5 22/02877/PIP Land to East of Braeside Cottage, Gooseberry Lane

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

RESOLVED:

To reiterate previous OBJECTIONS – 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 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'. Changes to the plans indicating flat drives leading onto the B3116 Wellsway do not alleviate Keynsham Town Council's concerns in respect of the Highways safety risks in respect of the development of more driveways on this section of the road.*
- (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 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*

147.6 22/04946/REG03 Street Record Keynsham Memorial Park

Erection of replacement footbridge and associated works

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.

147.7 22/04919/COND – Land and Buildings Between The Spinney and Barn Cottage, Old Bristol Road

Discharge of condition 4 of application 19/02137/FUL (Conversion and extension of existing barn to 1 no. dwelling, demolition of outbuildings and associated works).

RESOLVED:

To COMMENT that they note the discharge of the conditions.

147.8 22/05185/FUL 49 Rock Road

Erection of a rear conservatory to follow demolition of existing rear conservatory

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.

147.9 22/04812/FUL 20 Warwick Road

Erection of a one-bedroom dwelling at the rear of the property.

RESOLVED:

To OBJECT – Keynsham Town Council are of the opinion that this proposal is inappropriate in this location, on a bend on Warwick Road, creating a driveway access that will have serious highways safety implications. This road is already congested with vehicles that have only on street parking. Concerns are raised in support of comments by neighbouring residents and those living adjacent in respect of the parking arrangements proposed for the new dwelling creating problems within Berkley Gardens therefore the development is not in accordance with Bath and North East Somerset Council Policy ST7 of the Placemaking Plan 2017.

TREWORKS NOTIFICATIONS

147.10 22/04382/TPO 31 Bath Road Keynsham

Black Pine (T1) - Remove rubbing limb.

Black Pine (T2) - Remove major deadwood.

Black Pine (T3) - Crown thin of 20%.

Black Pine (T4) - Reduce stem overhanging neighbouring property by up to 3m.

RESOLVED:

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

148. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

RESOLVED:

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

149. ITEMS FOR INFORMATION**149.1 22/03255/REG03 Street Record Keynsham Memorial Park**

RESOLVED:

To receive and note the briefing information.

149.2 22/03713/AR – 12 Temple Street

RESOLVED:

To receive and note the information.

150. 20/02673/OUT Land Parcel 0005 Bath Road

RESOLVED:

To receive and note the information

151. WESSEX WATER – DRAFT WATER RESOURCES MANAGEMENT PLAN 2024 – CONSULTATION

RESOLVED:

That this matter does not relate to Keynsham and hence no consultation response should be submitted

152. BRISTOL CITY COUNCIL - TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015, as amended ("the DMPO") - CONSULTATION UNDER ARTICLE 38 - PROPOSAL FOR A LOCAL DEVELOPMENT ORDER GRANTING PLANNING PERMISSION - 22/05628/LDO

RESOLVED:

That this matter does not relate to Keynsham and hence no consultation response should be submitted.

153. BATH'S CLEAN AIR ZONE CHARGING ORDER

RESOLVED:

To recommend that the Planning and Development Committee's responses to the consultation be approved by full Council for submission by 5 p.m. on 7th February 2023.

154. 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.

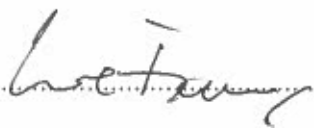
155. DATE OF NEXT MEETING

RESOLVED:

That the next meeting of the Committee is scheduled to take place on **Monday 6th**

February 2023 at 7.30 p.m. in the Baptist Church, High Street, Keynsham.

The meeting finished at 8.25 p.m.

Signed: 
(Chairman)

Date: 6-2-23

