

KEYNSHAM TOWN COUNCIL

Minutes of the Planning & Development Committee meeting held on Monday 23rd October 2023 at 7.30 pm in the Baptist Church, High Street, Keynsham

PRESENT: Cllrs David Brassington, Caitlin Brennan (late), Martin Burton, Chris Davis, Clive Fricker (Chair) and Alan Greenfield.

IN ATTENDANCE: Dawn Drury (Town Clerk)

82. APOLOGIES FOR ABSENCE

Councillor E Cannon.

83. DECLARATIONS OF INTEREST

There were none.

84. DISPENSATIONS

There were none.

85. CONFIRMATION OF MINUTES

RESOLVED:

That the Minutes of the Planning & Development Committee meeting held on Monday 2nd October 2023 (previously circulated) be confirmed as a true record and signed by the Chairman.

86. PUBLIC PARTICIPATION

There was one member of the public present.

87. QUESTIONS ON NOTICE BY MEMBERS

There were none.

88. SITE VISITS

There were none.

89. CONSULTATION ON PLANNING APPLICATIONS

89.1 **23/03735/FUL 19 Broadlands Avenue**

Extend roof from hip end to gable to provide rear dormer to provide attic bedroom.

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 Bath and North East Somerset adopted Placemaking Plan 2017 and Local Plan (Core Strategy) Partial Update Jan 2023.

Cllr Brennan arrived at the meeting.

89.2 23/03390/OUT Treetops Nursing Home, St Clement's Road

Outline planning application for demolition of existing care home and erection of 2no. three-storey buildings comprising 36no. self-contained flats (Use Class C3), with matters of Access Layout, Scale, and Appearance to be determined.

RESOLVED:

To OBJECT on the following grounds:

Keynsham Town Council considers that this application for 36 flats is totally contrary to what is proposed in the Local Plan/Core Strategy & Placemaking Plan Partial Update Adopted in January 2023 (which states approximately 30 dwellings only) for the following reasons: -

- a) The proposal is incongruous and an overdevelopment in this location.*
- b) The site is on the edge of a Conservation Area and will create a detrimental visual impact in this semi-rural location that can be viewed from the Wellsway.*
- c) The scale and height of the proposal is unacceptable. The height, massing and prominent position of the proposed development would harm the setting and significance of the Conservation Area and hence the application would be contrary to the B&NES Placemaking Plan Policies HE1 and D2.*
- d) The application fails to demonstrate adequate accessibility, car and cycle parking and cycle and vehicular access for the proposed development, therefore it is contrary to B&NES Placemaking Plan Policies ST1, ST3 and ST7.*

Additional objections include: -

- i) No viability appraisal appears to have been submitted in respect of the developer's calculations equating to only 7.1 affordable homes, whereas we believe the 30% affordable housing contribution based upon a total of 36 dwellings should equate to 11 affordable dwellings. A number that Keynsham Town Council would expect for a development of this size.*
- ii) The development proposal within the Keynsham section of the B&NES Adopted Local Plan States 'that a planning proposal should optimise the solar energy potential of development by careful design and orientation' and Keynsham Town Council concurs with the comments of Transition Bath that from the application documentation it is not convincing that the proposal will meet Policy SCR6 and be compliant, as no solar PV is presented on any of the elevations plans to meet the requirements and that the developer is likely to need to use the whole roof space, if not more.*

- iii) *There is no mention of EV charging points for each allocated parking space.*
- iv) *An integral part of established national and local planning policies is achieving well designed places that provide essential outdoor amenity, comply with the local sustainable construction policy (this application lacks supporting information) and should meet standards in respect of drainage requirements. Keynsham Town Council expresses concerns that this is not the case with this development proposal.*

Councillor Burton requested that the Town Clerk seek information from the case officer in respect of the formula that B&NES Council use to calculate affordable housing numbers.

89.3 23/03769/FUL 8 Tamar Drive

Erection of first floor extension to side and rear elevation.

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 Bath and North East Somerset adopted Placemaking Plan 2017 and Local Plan (Core Strategy) Partial Update Jan 2023.

89.4 23/03788/VAR Development Site Next To Somerdale Pavilion, Trajectus Way

Variation of condition 20 (Plans List (Compliance)) of application 20/03152/FUL (Erection of 44 no. Extra Care units (Use Class C2) and ancillary works including landscaping).

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 Bath and North East Somerset adopted Placemaking Plan 2017 and Local Plan (Core Strategy) Partial Update Jan 2023.

Keynsham Town Council is disappointed that the variation constitutes a visual downgrade of the development proposal with the roof now being flat, with less opportunity for the likelihood of power being generated from PV solar power and with windows now being made of UPVC and not aluminium.

90. 23/00660/FUL - SYSTOPIA CONSULTING LIMITED – PROXIMITY HOUSE, PIXASH BUSINESS CENTRE, PIXASH LANE

Construction of 2no. industrial units (Use class B2, B8, E(g)) with associated parking, external yards, landscaping and services.

RESOLVED:

To OBJECT on the following grounds:

- i) *Keynsham Town Council have concerns in respect of the development being of Class B2, which could have a detrimental effect on the local community if the wrong type of industry is permitted so close to residential properties, which has been the case in other areas of the town.*

- ii) *The Town Council are of the opinion that since the construction of the Pixash Lane Recycling Centre and the Meryton Place Care Home, highways safety and traffic movements in this vicinity have been compromised. This road has become much busier affecting both local residential properties and businesses.*
- iii) *Concerns are also raised in respect of how this business proposal may affect the residents of Bath Road who have rear gardens adjacent to the development site.*

91. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

RESOLVED:

That the planning applications determined by B&NES Council be received and noted.

91. LIST OF OUTSTANDING PLANNING APPLICATIONS

RESOLVED:

To receive and note the information.

92. DATE OF NEXT MEETING

RESOLVED:

That the next scheduled meeting of this Committee will be held in the **Baptist Church, High Street, Keynsham** on Monday 13th November 2023 at 7.30 p.m.

The meeting finished at 8.10 p.m.

Signed:
(Chairman)

Date: