

KEYNSHAM TOWN COUNCIL

Minutes of the Planning & Development Committee meeting held on Monday 5th February 2024 at 7.00 pm in the Baptist Church, High Street, Keynsham

PRESENT: Cllrs C Brennan, Martin Burton, Chris Davis, Clive Fricker (Chair) and Alan Greenfield.

IN ATTENDANCE: Dawn Drury (Town Clerk)

133. APOLOGIES FOR ABSENCE

Apologies from Cllr Edmund Cannon were received and accepted.

134. DECLARATIONS OF INTEREST

Cllr Greenfield wished to be known that he is a resident of the Hygge Estate and Cllr Brennan declared that she is a Curo Leaseholder.

135. DISPENSATIONS

There were none.

136. CONFIRMATION OF MINUTES

RESOLVED:

That the Minutes of the Planning & Development Committee meeting held on Monday 8th January 2024 (previously circulated) be confirmed as a true record and signed by the Chairman.

137. PUBLIC PARTICIPATION

There were two members of public present.

138. QUESTIONS ON NOTICE BY MEMBERS

There were none.

139. 24/00155/RES - PRESENTATION BY CURO ON BATH ROAD DEVELOPMENT

A presentation on the reserve matters relating to Land Parcel 0005, Bath Road was given by Curo. Councillors were given the opportunity to ask questions.

RESOLVED:

To receive and note the information presented by Curo.

140. SITE VISITS

There were none.

141. CONSULTATION ON PLANNING APPLICATIONS

141.1 24/00155/RES – Land Parcel 0005, Bath Road

Reserved Matters for the development of 208 homes, replacement sports pitch to facilitate expanded primary school, open space, landscaping, and all associated infrastructure pursuant to planning permission ref: 20/02673/OUT.

RESOLVED:

To COMMENT ONLY as follows: -

- *Disappointment and concerns were raised that the Community Centre shown on previous plans had been removed for the proposal presented under reserved matters.*
- *Flooding incidents that have recently occurred on the new estates of the Hygge have highlighted to the Town Council that it is essential that both the Developer and B&NES Council's Flooding and Drainage Team check and re-check matters relating to surface and run off water, attenuation tank capacities, swale courses and the capacity of historic streams and ponds to cope with future rainfall and discharge water.*
- *In respect of highways infrastructure improvements, it is very important that the exit and egress point of this development is designed to create a safe, easy to navigate junction for residents and visitors to the estate. The A4 is currently a busy, often congested route with very difficult feeder roads that have junctions that are often backed up due to being unable to access the main road.*
- *It is very important that the Developer takes all steps to ensure that the ecology and habitats within the development are enhanced for the future and that targets set by B&NES Council are met. Keeping wildlife corridors open between the development, nearby woodland and green spaces is essential.*

141.2 24/00198/FUL - 9 Julius Place

Erection of Warm-roof conservatory to the rear elevation of the 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 Bath and North East Somerset adopted Placemaking Plan 2017 and Local Plan (Core Strategy) Partial Update Jan 2023.

141.3 24/00031/LBA Durley Hill House, Old Bristol Road

Internal alterations to create enlarged opening between kitchen and orangery.

RESOLVED:

To SUPPORT the findings of the Conservation Historic Environment Team of Bath and North East Somerset Council that the current removal of the walling and introduction of a large, glazed partition is inappropriate. Also, that the scale of the opening needs to be reduced by removing the flanking fixed glazing and retaining just the two French doors. The chimney breast remnant should be retained. In its current form the proposed opening is too large and would result in less than substantial harm to the significance of this heritage asset. With B&NES Council's recommended change the scheme would be more acceptable.

141.4 24/00103/FUL - 1 Severn Way

Erection of 2 no. single storey rear extensions.

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.

141.5 23/04506/FUL 17 Vandyke Avenue

Erection of shed.

RESOLVED:

To OBJECT on the following grounds: -

- The shed being located to the side of the front of the house it would be incongruous with the street scene.*
- The location within the site is totally inappropriate.*
- The design of the shed is not satisfactory.*
- The proximity to fencing and neighbours would affect the amenity of neighbours.*

The proposal would therefore not be in accordance with Bath and North East Somerset Council Policies D1, D2 and D6 of Bath and North East Somerset adopted Placemaking Plan 2017 and Local Plan (Core Strategy) Partial Update Jan 2023.

141.6 23/04665/FUL - 23 Vandyck Avenue

Erection of 2 no. apartments.

RESOLVED:

To OBJECT on the following grounds: -

- The scale, and degree of the development proposal is unacceptable and would constitute an over development in this location.*

The Town Council reiterates the B&NES Council's Transportation and Highways Team's concerns in respect of the parking arrangements and the need for the applicant to amend their proposal, as per the suggestions with full comments of this Team.

The proposal would therefore not be in accordance with Bath and North East Somerset

Council Policies D1, D2 and ST7 of Bath and North East Somerset adopted Placemaking Plan 2017 and Local Plan (Core Strategy) Partial Update Jan 2023.

TREE WORKS NOTIFICATIONS

141.7 24/00036/TCA – Ransom Strip at Rear of 17A Wellsway

T1 – Maple – Fell and treat stump with Eco Plugs (Broadleaved).

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

142. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

RESOLVED:

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

143. APPEAL NOTICE 23/00055/ENFAPL – LAND BETWEEN CONVERGENCE OF DURLEY PARK AND DURLEY LANE, DURLEY HILL

RESOLVED:

To receive and note the Appeal Notice.

144. ITEMS FOR DECISION

144.1 Application for a Modification Order to amend the Definitive Map of Public Rights of Way in the Keynsham area.

RESOLVED:

That the Modification Order be supported by Keynsham Town Council.

144.2 Draft Order SW/5448: PROPOSED STOPPING UP OF HIGHWAY AT FOOTPATH KELSTON ROAD, BARNYARD WALK, KEYNSHAM BS31 2JH.

RESOLVED:

That Keynsham Town Council have no comments in respect of this matter.

145. ITEMS FOR INFORMATION

145.1 23/04756/FUL 109 Hurn Lane

RESOLVED:

To receive and note the information.

145.2 LOCAL PLAN CONSULTATION

RESOLVED:

To receive and note the information.

145.3 NORTH SOMERSET COUNCIL – GREEN BELT CONSULTATION

RESOLVED:

To receive and note the information.

145.4 LANDSCAPE DESIGNATION FOR SALTFORD SOUTH

RESOLVED:

To receive and note the information.

131. LIST OF OUTSTANDING PLANNING APPLICATIONS

RESOLVED:

To receive and note the information.

132. 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 4th March 2024 at 7.30 p.m.** Private Presentation to Councillors on Curo Development at 7.00 p.m.

The meeting finished at 8.50 p.m.

Signed:
(Chairman)

Date: