

KEYNSHAM TOWN COUNCIL

Minutes of the Planning & Development Committee meeting held on Monday 8th July 2024 at 7.00 pm in MakeSpace, 2 Riverside Terrace, Keynsham BS31 1HF.

PRESENT: Cllrs D Brassington, M Burton, E Cannon, C Davis, C Fricker (Chair), A Greenfield, A Wait, Shelly Dewhurst (BANES), Alistair Neale (BANES), Alice Brook (Buro Happold) and Adam Snell (Resident)

IN ATTENDANCE: Katherine Sears (Deputy Town Clerk)

17. APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllr Brennan.

18. DECLARATIONS OF INTEREST

There were none.

19. DISPENSATIONS

There were none.

20. CONFIRMATION OF MINUTES

RESOLVED:

That the Minutes of the Planning & Development Committee meeting held on Monday 10th June 2024 (previously circulated) be confirmed as a true record and signed by the Chairman.

21. PUBLIC PARTICIPATION

There was one.

22. QUESTIONS ON NOTICE BY MEMBERS

There were none.

23. SITE VISITS

There were none.

24. SOMERDALE BRIDGE UPDATE

Presentation by Shelly Dewhurst from BANES, Alistair Beale from BANES and Alice Brook

from Buro Happold.

Buro Happold are the chosen contractors to oversee the design and construction of the bridge.

BANES WaterSpace Connected main aim is to improve the biodiversity of the area and working closely with Bristol City Council and Transport authorities to improve connections, recognising that the river is the border between two counties.

The brief of this project extends beyond the implementation of the bridge but also to improve the surrounding area, focusing on increasing the biodiversity along the river, upgrading the paths and introducing a grant scheme to land owners to support them to improve their land on the river.

On the South Gloucestershire side is a bridal way and so this Council is keen for the bridge to support horse riders. The land on Somerdale side is not a bridal way and so the decision was made to install mounting and dismounting blocks so that if required the bridge will be equestrian friendly.

Cllrs asked about drainage in respect to the flooding issues.

A lot of research has been carried out as to the height of the bridge, the impact of the flooding and the impact to the river, and the design shown is the result.

Cllr Brassington asked whether the bridge would be able to sustain a collision should one occur on the river.

The response was that yes the structure would be able to sustain a collision from a river boat following the required safety checks being completed before being reopened to the public.

Completion of scheme design will be October 2024.

There will be further improvements to the South Glos pathway, with sections of this being separated for wheeled users and pedestrians.

BANES would like to work closely with the Town Council to link up with the community to run workshops and set up volunteer groups to look after the river bank area.

Cllr Davis requested an interpretation board be installed around the area of London Derry Farm Industrial buildings.

This was deemed a good idea and will be considered.

25. CONSULTATION ON PLANNING APPLICATIONS

24/02198/FUL IJ McGill Transport Ltd, Unity Road, Northern Part

With agreement of the Committee the planning application 24/02198/FUL (Minute no 25.10) was brought forward so that a member of the public could speak on the same.

25.1 24/02029/FUL Former Brincliffe Nursery, Bath Road

Demolition of existing buildings and erection of new foodstore (Use Class E) together with associated works including parking, access and landscaping.

RESOLVED:

To OBJECT on the following grounds –

Keynsham Town Council are unable to make a decision in respect of this application without seeing a full master plan vision together with a full transport plan for this locality. Concerns are made in respect of the traffic and highways safety which are considered to be unacceptable considering the existing congestion and problems on the A4 corridor. The application is contrary to planning policy ST7 of Bath and North East Somerset adopted Placemaking Plan 2017 and Local Plan (Core Strategy) Partial Update Jan 2023. A suggestion was made that a copy of the full transport survey for this area be requested and available on the portal.

25.2 24/02396/FUL Redwood House, 65 Bristol Road

Extension and conversion of existing building from office to 9no 2bed apartments, with associated works, including bin and bike storage.

RESOLVED:

To OBJECT on the following grounds –

Keynsham Town Council object to the proposed extension and conversion of the existing building from office to 9 no. 2 bed apartments with associated works, including bin and bike storage.

The proposed design is not in keeping with this locality and would constitute a loss of employment opportunities in the town when there is a need for office space in the town. Hence the application is contrary to policies D1 and D1b of Bath and North East Somerset adopted Placemaking Plan 2017 and Local Plan (Core Strategy) Partial Update Jan 2023.

25.3 24/02429/FUL 12 Corfe Crescent

Erection of single storey side 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 Bath and North East Somerset adopted Placemaking Plan 2017 and Local Plan (Core Strategy) Partial Update Jan 2023.

25.4 24/01371/FUL 37 Gaston Avenue

Remove and replace 2no. existing 1.25m high driveway gates with 2no. 1.9m gates at existing dropped kerbs, exiting onto Gaston Avenue. Erect 1.9m high fencing along the boundary between front garden and 38 Gaston Avenue. Erect a 2m high fence to partition front garden.

RESOLVED:

To OBJECT on the following grounds –

Keynsham Town Council object to the proposal as it is not in keeping with existing fencing and hedging styles at other properties in this locality. The proposal is unacceptable as it will create a precedent for solid gating and higher fencing in front gardens which are currently open with either hedging or low fencing.

- 25.5 **24/02164/FUL 8 Hadrian Close**
Erection of single storey 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 Bath and North East Somerset adopted Placemaking Plan 2017 and Local Plan (Core Strategy) Partial Update Jan 2023.

- 25.6 **24/01157/FUL 1 Handel Road**
Revised Plans - Erection of single storey flat roof rear extension with rooflights

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.

- 25.7 **24/02425/VAR 2 Mayfields**
Discharge of condition 11 (Plans List (Compliance)) of application 21/05172/VAR (Variation of condition 11 (Plans List) of application 19/00590/FUL (Erection of 4no flats on land adjacent to 2 Mayfields)).

RESOLVED:

That Keynsham Town Council note the discharge of the conditions mentioned above.

- 25.8 **24/02400/FUL 32 Oak Tree Walk**
Erection of a single storey rear extension to replace existing 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 Bath and North East Somerset adopted Placemaking Plan 2017 and Local Plan (Core Strategy) Partial Update Jan 2023.

- 25.9 **24/02157/FUL 12 Tamar Drive**
Erection of two storey side extension following demolition of existing garage and porch.

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.

NOTE THE FOLLOWING 2 ITEMS WERE BROUGHT FORWARD**25.10 24/02198/FUL IJ McGill Transport Ltd, Unity Road, Northern Part**

Change of use of the existing building to provide an indoor electric go-karting centre (sui generis use) with associated installation of plant, and signage.

RESOLVED:

To OBJECT on the following grounds –

Keynsham Town Council object to the change of use of the existing building to provide an indoor electric go-karting centre (sui generis use) with associated installation of plant, and signage.

The proposal is inappropriate in this locality. Keynsham Town Council have strong concerns in respect of Traffic and Highways safety implications which are not acceptable. It is envisaged that if permitted the proposal will add to the already congested traffic issues in the part of the town with an influx of visitors to such a go-karting centre.

Hence the application is contrary to policies D1 and D1b of Bath and North East Somerset adopted Placemaking Plan 2017 and Local Plan (Core Strategy) Partial Update Jan 2023. There is concern as the amenity of neighbours will be significantly affected in respect of light pollution and noise pollution, hence the application is also in contrary to planning policy D6.

25.11 24/02199/AR IJ McGill Transport Ltd, Unity Road, Northern Part

Display of 2no. illuminated fascia signs.

This application relates to the application 24/2198/FUL and would be connected with the same objection.

25.12 24/01234/FUL 23 Vandyck Avenue

Revised Plans - Erection of 1no. end of terrace dwelling.

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.

25.13 24/02221/FUL Ground Floor Flat, 41 West View Road

Erection of a single storey rear extension following demolition of existing conservatory and rear extension, and reconfiguration of internal spaces.

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.

TREWORKS

25.14 24/02347/TPO Ellsbridge House, Bath Road

T1-Ash, heavy end loaded bough over extending driveway, exhibiting minor signs of Ash dieback. Remove bough overextending driveway of childrens nursery to remove major deadwood.

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

26 PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

RESOLVED:

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

27 ITEMS FOR INFORMATION

27.1 CREATING SUSTAINABLE COMMUNITIES FOR NORTH EAST SOMERSET

RESOLVED:

To receive and note email from Strategic Transport, BANES.

27.2 23/00292/LBWORK – Rookehill Farmhouse

RESOLVED:

To receive and note closure of enforcement case.

27.3 Notice of confirmation 526-36 62 St Clements Road

RESOLVED:

To receive and note the TPO information.

27.4 24/00184/NONCOM Planning Enforcement PARCEL 2100 Parkhouse Lane

Possible non-compliance with S106 of permission 16/02077/FUL (landscape management and provision of allotments).

RESOLVED:

To receive and note the information.

28. LIST OF OUTSTANDING PLANNING APPLICATIONS

RESOLVED:

To receive and note the information.

29. DATE OF NEXT MEETING

RESOLVED:

That the next scheduled meeting of this Committee will be held in **MakeSpace, 2 Riverside Terrace, Keynsham, BS31 1HF** on **Monday 5th August 2024 at 7.00 p.m.**

The meeting finished at 8.35 p.m.

Signed:
(Chairman)

Date:

DRAFT