

KEYNSHAM TOWN COUNCIL

Minutes of the Planning & Development Committee meeting held on
Monday 3rd February 2020 at 7.30pm
held in The Key Centre, Charlton Road, Keynsham

PRESENT: D Brassington, D Cooper, T Crouch (Chair), C Fricker and B Simmons

IN ATTENDANCE: Dawn Drury – Deputy Town Clerk

160. APOLOGIES FOR ABSENCE

Councillors A Greenfield and J Wallcroft

161. DECLARATIONS OF INTEREST

There were none

162. DISPENSATIONS

There were none.

163. CONFIRMATION OF MINUTES

RESOLVED:

That the minutes of the planning meeting held on 13th January 2020 were confirmed as a true record and were signed by the Vice Chairman.

164. PUBLIC PARTICIPATION

There were two members of the public present.

165. QUESTIONS ON NOTICE BY MEMBERS

There were none.

166. SITE VISITS

There were no site visits.

167. CONSULTATION ON PLANNING APPLICATIONS

With permission of the Committee it was agreed to amend the agenda order to consider agenda item 8.4 – 20/00175/FUL – 20 Dragons Hill Gardens
Erection of two-storey side extension and single-storey rear extension.

167.1 20/00175/FUL – 20 Dragons Hill Gardens
Erection of two-storey side extension and single-storey rear extension.

Object on the following grounds:

- (i) **The proposed application extensions by reason of their scale and massing are an over development of the site. Keynsham Town Council consider the proposal to be out of keeping with the street scene and incongruous with the rest of the estate. The application is therefore contrary to B&NES Placemaking Plan 2017 Policy D2. The proposal is not aesthetically designed to provide continuity of the street frontage. The application is therefore contrary to B&NES Placemaking Plan 2017 Policy D3.**

If B&NES Council is minded to permit this application, a full construction management plan should be submitted by the developer, providing details on delivery and work times on site, to ensure that the safety and wellbeing of the residents (many elderly) in Dragons Hill Gardens are not compromised.

- 167.2 20/00298/COND – Stuart Court, Carpenters Lane
Discharge of conditions 2, 6, 7 and 8 attached to application 19/00838/FUL. (Erection of a new two-storey building to form studio flat with integral parking space.)
Support - There are no planning reasons to object to the application as the proposal is in accordance with Bath and North East Somerset Council Policies D1 – D6 of the Placemaking Plan 2017.
- 167.3 20/00278/FUL – Garages at rear of 63 to 69 Chandag Road, Lambourn Road
Erection of 7 no. garages and 1 no. storage unit.
Comments only – Keynsham Town Council have concerns in respect of the sub-standard internal dimensions of the proposed garages and support B&NES Council Highways and Traffic Team’s request that the applicant should submit a revised plan which indicates that the garages should be of minimum internal dimensions of 6 metres by 3 metres.
- 167.4 20/00203/FUL – 10 Chelmer Grove
Erection of a 2 bed bungalow to the side of 10 Chelmer Grove.
Object on the following grounds:
- (i) **The proposed erection of a 2 bed bungalow to the side of 10 Chelmer Grove is by reason of its scale and massing are an over development of the site. Keynsham Town Council consider the proposal to be overbearing and in an elevated position that would create overlooking into neighbouring gardens. The application is therefore contrary to B&NES Placemaking Plan 2017 Policy D2.**
 - (ii) **The proposal will not relate positively to the street scene and will upset the ambience of the street setting. The application is therefore contrary to B&NES Placemaking Plan 2017 Policy D3.**
- The Town Council were concerned at the very poor quality of plans submitted with this application.**
- 167.5 20/00307/FUL – 1 Highfield Road
Alterations to existing extension and new single storey extension.
Support - There are no planning reasons to object to the application as the proposal is in accordance with Bath and North East Somerset Council Policies D1 – D6 of the Placemaking Plan 2017. The granting of permission on this application should be under the proviso that the development proposal including the construction process, materials used, and design should adhere to the B&NES Council’s Sustainable Construction Planning Document checklist and all Environmental Policies.
- 167.6 20/00114/FUL – 1 Evenlode Way
Erection of first floor extension.
Support - There are no planning reasons to object to the application as the proposal is in accordance with Bath and North East Somerset Council Policies D1 – D6 of the Placemaking Plan 2017.

- 167.7 20/00306/FUL – Parkhouse Farm, Parkhouse Lane
Change of use of existing outbuildings from garages and stables to Holiday Lets.
Support - There are no planning reasons to object to the application as the proposal is in accordance with Bath and North East Somerset Council Policies D1 – D6 of the Placemaking Plan 2017. The granting of permission on this application should be under the proviso that the development proposal including the construction process, materials used, and design should adhere to the B&NES Council’s Sustainable Construction Planning Document checklist and all Environmental Policies.
- 167.8 20/00113/FUL – 16 Priory Road
Erection of front porch extension and single-storey rear extension.
Support - There are no planning reasons to object to the application as the proposal is in accordance with Bath and North East Somerset Council Policies D1 – D6 of the Placemaking Plan 2017. The granting of permission on this application should be under the proviso that the development proposal including the construction process, materials used, and design should adhere to the B&NES Council’s Sustainable Construction Planning Document checklist and all Environmental Policies.
- 167.9 20/00205/FUL – Keniston House, 5 Queens Road
Erection of first floor extension and front porch.
Support - There are no planning reasons to object to the application as the proposal is in accordance with Bath and North East Somerset Council Policies D1 – D6 of the Placemaking Plan 2017. The granting of permission on this application should be under the proviso that the development proposal including the construction process, materials used, and design should adhere to the B&NES Council’s Sustainable Construction Planning Document checklist and all Environmental Policies.
- 167.10 19/04977/VAR – 10 Rhode Close
Variation of condition 2 attached to application 17/02861/FUL (Proposed construction of a two-storey side and front extension following demolition of porch).
Support - There are no planning reasons to object to the application as the proposal is in accordance with Bath and North East Somerset Council Policies D1 – D6 of the Placemaking Plan 2017. The granting of permission on this application should be under the proviso that the development proposal including the construction process, materials used, and design should adhere to the B&NES Council’s Sustainable Construction Planning Document checklist and all Environmental Policies.
168. APPLICATIONS WITH ADDITIONAL PLANS ADDED
- 168.1 **Application Reference:** 19/04755/COND
Address: Keynsham Leisure Centre River Terrace, Temple Street, Keynsham, Bristol, Bath And North East Somerset, BS31 1HE
Proposal: Discharge of condition 2 of application 16/05586/REG03 (Extension and refurbishment of the existing Keynsham Leisure Centre incorporating new stairway and landscaping treatment to the park.)
Updated: 1 New Document(s) Added

Comments only – Keynsham Town Council are extremely concerned that they have not had sight of the stairway plans incorporating the Keynsham Historic Timeline. The Timeline was originally planned for the Civic Centre staircase but altered plans resulted in an agreement that they would be included in the Leisure Centre staircase plan. Both the Town Council and Bath and North East Somerset Council have earmarked funds to ensure that this community art project comes to fruition.

168.2 Application Reference: 20/00068/HPD**Address:** 26 Aesop Drive, Keynsham, Bath And North East Somerset, BS31 2GP**Proposal:** Prior approval request for single storey side extension that would 1) extend beyond the rear wall of the original house by 2.80 metres 2) have a maximum height of 3.60 metres and 3) have eaves that are 2.60 metres high.**Updated:** New Application, 1 New Document(s) Added - Householder PD Notification **Application withdrawn****168.3 Application Reference: 19/03890/AR****Address:** 10 High Street, Keynsham, Bristol, Bath And North East Somerset, BS31 1DQ**Proposal:** Display of 1 no. shop fascia sign and 1 no projecting sign**Updated:** 3 New Document(s) Added**Object on the following grounds:**

- (i) **The proposed projecting illuminated signage is totally at odds with the plans for shop fronts in this Heritage Conservation Area. There are no other projecting signs and policies are currently being written to be included in the Keynsham Neighbourhood Plan to avoid the installation of such signage in the Conservation Area.**

Comment only

However, Keynsham Town Council supports the shop fascia sign if it is in keeping within the Conservation area.

169. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

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

170. ITEM FOR INFORMATION

The Items for information was received and noted.

171. ITEMS FOR DECISION

There were no items for decision

172. LIST OF OUTSTANDING PLANNING APPLICATIONS

The list of outstanding planning applications was received and noted.

159. DATE OF NEXT MEETING

RESOLVED:

That the next meeting of the Committee is scheduled to take place on **Monday 24th February 2020 at 7.30 p.m. in the Key Centre (Fellowship Room), Charlton Road**

The meeting closed at 8.40 p.m.

Signed:
(Chairman)

Date: