

KEYNSHAM TOWN COUNCIL

Minutes of the Planning & Development Committee meeting held on
Monday 16th March 2020 at 7.30pm
held in The Key Centre, Charlton Road, Keynsham

PRESENT: D Brassington, C Fricker, A Greenfield, B Simmons and J Wallcroft

IN ATTENDANCE: Dawn Drury – Deputy Town Clerk

In the absence of the Chair of the Planning and Development Committee, Councillor C Fricker (Vice Chair) led this meeting.

187. APOLOGIES FOR ABSENCE

Councillors T Crouch (Chair) and D Cooper

188. DECLARATIONS OF INTEREST

There were none.

189. DISPENSATIONS

There were none.

190. CONFIRMATION OF MINUTES

The minutes required one amendment to show that Cllr Brassington was not present at the meeting on 24th February 2020

RESOLVED:

That with this amendment the minutes of the planning meeting held on 3rd February 2020 were confirmed as a true record and were signed by the Vice Chairman.

191. PUBLIC PARTICIPATION

There was one member of the public present.

192. QUESTIONS ON NOTICE BY MEMBERS

There were none.

193. SITE VISITS

There were no site visits.

194. CONSULTATION ON PLANNING APPLICATIONS

With permission of the Committee it was agreed to amend the agenda order to consider agenda item 8.4 – 20/00608/FUL – 22 Courtenay Road - Erection of gazebo in garden and venetian fencing to the top of existing boundary all. (Retrospective), before other applications listed.

194.1 20/00608/FUL – 22 Courtenay Road

Erection of gazebo in garden and venetian fencing to the top of existing boundary wall. (Retrospective).

Object on the following grounds:

Whilst Keynsham Town Council Planning and Development Committee have no problem with granting of permission for the gazebo, they do have concerns that the height of the retrospective fencing will set a precedent for the other properties on the estate. The application is therefore contrary to B&NES Placemaking Plan 2017 Policy D2.

- 194.2 20/00752/AR – Tesco Stores Limited, 3 Bristol Road
Display of 1 no. internally illuminated LCD media screen and 3 no. non-illuminated flagpole signs.
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.
- 194.3 20/00900/FUL - Wellsway School, Chandag Road
Erection of temporary single storey modular building to provide two classrooms, toilets and associated storage for a period of 2 years
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.
- 194.4 20/00646/FUL – 12 Chandos Road
Erection of two-storey rear extension following demolition of existing conservatory.
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.
- 194.5 20/00563/FUL – 26 Gaston Avenue
Erection of 1 no. 1 bed dwelling.
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.
- 194.6 20/00661/FUL – Lays Farm Business Centre, Lays Farm Trading Estate
Retrospective application for erection of temporary construction compound.
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.
- 194.7 20/00901/FUL – 5 Mendip Close
Erection of single-storey side extension in place of existing car port.
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

- 194.8 20/00606/VAR – Castle Primary School, Newlands Road
Variation of conditions 7 (Implementation of Wildlife Scheme) and 11 (Arboriculture – signed certificate of compliance) of Application 17/02178/REG03 (Extending the permission of existing temporary modular building and erection of single-storey detached 4 no. classroom and hall extension and single-storey entrance extension with associated works including extension of car park and hard and soft play areas).
Keynsham Town Council supports the variation of conditions 7 and 11.
- 194.9 20/00702/CLEU – Whitegate Nurseries, Stockwood Hill
Continued use of the site as a commercial garden centre (Certificate of Lawfulness for an Existing Use).
Keynsham Town Council support the Certificate of Lawfulness for an Existing Use.
- 194.10 20/00845/FUL – 13 Tamworth Road
Erection of 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
- 194.11 20/00705/FUL – Rookehill Farmhouse, 34 Wellsway
Installation of replacement windows and replacement of existing double doors to kitchen.
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.
- 194.12 20/00706/LBA – Rookehill Farmhouse, 34 Wellsway
Internal and external alterations for the installation of replacement windows and replacement of existing double doors to kitchen.
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.
- 194.13 20/00902/TCA – Edward Court Dapps Hill
Alder (T15) Fell, alder (G14) Fell, Hazel (G10) coppice the 3 groups of stems to approx. 1 m from ground level on the edge of the riverbank
Noted – Keynsham Town Council will be guided by Bath and North East Somerset Council's Arboricultural Officer's decision. Keynsham Town Council has recently declared a Climate Emergency as has B&NES Council and the Town Council is concerned in respect of trees being felled with no plans to reinstate. It would be the Town Council's recommendation that the applicant be asked to look at replacing trees, where possible.
195. APPLICATIONS WITH ADDITIONAL PLANS ADDED
There were none.
196. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL
The applications determined by B&NES Council were received and noted.

197. APPEAL NOTICE

The Appeal Notice in respect of Appeal reference 20/00012/RF – Planning application 19/01163/FUL – Police Station Bath Hill – erection of two buildings to provide 26 apartments, together with associated works, following demolition of existing buildings was received and noted.

198. ITEMS FOR DECISION

RESOLVED:

That an email response be sent to Katie Bishop in respect of planning application 20/00580/FUL – 38 West View Road informing her that every application that comes before Keynsham Town Council Planning and Development Committee is judged on its own merits and that this application was a completely different set of plans from the previously submitted outline planning application. Furthermore, Keynsham Town Council are only a consultative body and that it is the Local Authority Bath and North East Somerset Council that make the final decision.

199. LIST OF OUTSTANDING PLANNING APPLICATIONS

The list of outstanding planning applications was received and noted.

200. DATE OF NEXT MEETING

RESOLVED:

That the next meeting of the Committee is scheduled to take place on **Monday 6th April 2020 at 7.30 p.m. in the Key Centre (Fellowship Room), Charlton Road. (Subject to change dependent on the course of action taken in respect of the Coronavirus – see Town Council website for further information in respect of this meeting).**

The meeting closed at 8.20 p.m.

Signed:
(Chairman)

Date: