

KEYNSHAM TOWN COUNCIL

Minutes of the Virtual Planning & Development Committee meeting held on
Monday 18th May 2020 at 7.30pm

PRESENT: D Brassington, D Cooper, A Crouch (Chairman), C Fricker, A Greenfield, B Simmons and J Wallcroft.

IN ATTENDANCE: Dawn Drury – Deputy Town Clerk.

201. APOLOGIES FOR ABSENCE

There were none.

202. DECLARATIONS OF INTEREST

There were none.

203. DISPENSATIONS

There were none.

204. CONFIRMATION OF MINUTES

RESOLVED:

That the minutes of the planning meeting held on 16th March 2020 were confirmed as a true record and were signed by the Chairman (hard copy supplied in advance to the Chair for signing).

That the notes of the planning application responses (produced under delegated powers by the Deputy Town Clerk in consultation with Committee members) for the scheduled meeting of 6th April 2020 be ratified and signed by the Chairman (hard copy supplied in advance to the Chair for signing).

205. PUBLIC PARTICIPATION

There were two members of the public present.

206. QUESTIONS ON NOTICE BY MEMBERS

There were none.

207. SITE VISITS

There were no site visits.

208. CONSULTATION ON PLANNING APPLICATIONS

With permission of the Committee it was agreed to amend the agenda order to consider agenda item 8.4 – 20/01418/FUL – 92 Lays Drive - Erection of two storey front extension and application 8.9 - 20/01119/FUL – 31 Torridge Road - Erection of a detached bungalow (Resubmission) before other applications listed.

208.1 20/01418/FUL – 92 Lays Drive - Erection of two storey front 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.

- 208.2 20/01119/FUL – 31 Torridge Road - Erection of a detached bungalow (Resubmission)
Object on the following grounds:

Traffic and Highways Safety implications. The applicant should be requested to submit a revised version of the plan which demonstrates that suitable visibility can be achieved for the post speed limit of Torridge Road, especially given the proposed intensification of use of the existing vehicular access. Keynsham Town Council reiterate the concerns of officers from B&NES Council's Highway and Traffic Department that cars manoeuvring into and out of these proposed spaces will come into conflict with vehicles entering and exiting the public highway, increasing the risk of collision. The risk will be exacerbated as drivers using these spaces, especially those reversing out, will have limited visibility due to the proximity of the spaces to the current dwelling. As highways safety is prejudiced and suitable vehicular access is not demonstrated the application is contrary to Policy ST7 of the Bath and North East Somerset Placemaking Plan.

The applicant should also be reminded that the proposed dwelling requires secure, covered cycle parking for a minimum number of two bicycles.

Keynsham Town Council reiterate the conditions proposed by B&NES Council's Drainage and Flooding Team to ensure that an appropriate method of surface water drainage is installed and in the interests of flood risk management in accordance with Policy CP5 of the Bath and North East Somerset Core Strategy and Policy SU1 of the Bath and North East Somerset Placemaking Plan. Concerns were also raised by the members of the Committee that there may be a mains sewer running through the middle of the proposed development site.

Keynsham Town Council also raise concerns in respect of the impact that the proposed bungalow will have on neighbouring properties. The positioning within the site impinges on abutting properties due to its proximity to the boundary of the garden of 31 Torridge Road. The application is therefore contrary to B&NES Placemaking Plan 2017 Policy D2.

- 208.3 20/01545/FUL – 1 Bath Hill
Conversion of existing store to residential dwelling
Object on the following grounds:

Traffic and Highways Safety implications. The access to the site is from the High Street, which has development plans to make the pavements wider and pedestrian friendly, through an alley of no more than 6ft wide. Vehicles manoeuvring into and out of the proposed site will come into conflict with vehicles on the main pedestrian highway and pedestrians at an exit which has very poor visibility hence increasing the risk of collision. As highways safety is prejudiced and suitable vehicular access is not demonstrated the application is contrary to Policy ST7 of the Bath and North East Somerset Placemaking Plan.

The scale, height and degree of the conversion is not acceptable and will be detrimental to the residents of the Kew, Back Lane (retirement properties). Keynsham Town Council Planning and Development Committee is of the opinion that the development proposal is an overdevelopment, incongruous and not in empathy with this conservation area setting. The application is therefore contrary to B&NES Placemaking Plan 2017 Policy D2.

208.4 20/01404/VAR – Land Parcel 7200 Bath Road

Variation of condition 11 of Application Reference number 18/01307/RES (Reserved matters for consideration of layout, scale, appearance and landscaping of 250 no. dwellings pursuant to permission 16/00850/OUT for residential and related development comprising approximately 250 dwellings, new primary school with associated outdoor playing facilities, means of access thereto, associated open space, landscaping, access roads, footways/cycleways and infrastructure works).

In respect of the variation of condition 11 of Application Reference number 18/01307/RES (Reserved matters (plans list) Keynsham Town Council: -

SUPPORT the variation in respect of the proposed style of housing as the proposal is in accordance with Bath and North East Somerset Council Policies D2 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.

SUPPORT and welcome the introduction of allotments to the proposed site.

OBJECT to the play area design as this will be detrimental to the amenity of the site. Keynsham Town Council have experienced adverse, serious problems that have arisen from the installation of wooden style play equipment on other recently developed housing estates in the town. Due to dry weather conditions both the supporting ground and the wood have cracked/split making the equipment unsafe in a very short time. Keynsham Town Council in conjunction with B&NES Council have undertaken several playground consultations with the community of Keynsham and have worked with suppliers to ensure that equipment that has been/will be installed into the playgrounds of Keynsham will be of suitable standard, safe to use and what the children of the town wish for. Keynsham Town Council recommend that the developers consult with both Keynsham Town Council and Bath and North East Somerset Council's Parks Department to find suitable, safe playground equipment for this development.

208.5 20/01355/OUT – 1 Chepstow Walk
Erection of two bedroom attached dwelling
Object on the following grounds

The proposal is an overdevelopment of the site and out of keeping with other neighbouring houses. The application is therefore contrary to B&NES Placemaking Plan 2017 Policy D2. The proposed dwelling is not designed to relate positively with the street or area. There are no other properties with dwellings in the rear garden in the vicinity of this proposed development. The application is therefore contrary to B&NES Placemaking Plan 2017 Policy D3.

Traffic and Highways Safety implications – There is insufficient parking for the existing and proposed attached dwelling and there are already concerns in respect of on street parking that is a hazard for the local school. The one proposed parking space exits onto a narrow lane leading to garaging and other properties close by and is a route for children going to school. As highways safety is prejudiced the application is contrary to Policy ST7 of the Bath and North East Somerset Placemaking Plan.

208.6 20/01295/FUL – 33 Martock Road
Erection of a rear and side 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.

208.7 20/01203/FUL – 7 Richmond Close

Erection of ground floor single storey extension, first floor extension above existing dining room and covered 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.

208.8 20/01504/VAR – Miland House 4 Rock Road

Variation of condition 12 (plans list) of application 16/03306/OUT (Erection of a building comprising a convenience store, 15 no. flats and 1 no. maisonette following demolition of the existing office building and detached dwelling house (REVISED PLANS)

Support - There are no planning reasons to object to the variation of condition 12 as the proposal is in accordance with Bath and North East Somerset Council Policies D2 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.

208.9 20/01277/OUT – Treetops Nursing Home, St. Clement’s Road

Redevelopment of the existing care home to provide a 78-no. bed space replacement care home, associated parking and hard/soft landscape works.

Support with comments - 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.

However, Keynsham Town Council also support B&NES Council’s Highways and Transportation recommendation that further information is submitted regarding the accessibility, trip generation, car and cycle parking, waste storage, Travel Planning and swept path analysis. Currently, the application fails to demonstrate adequate accessibility, car and cycle parking, and vehicular access for the proposed development contrary to Placemaking Plan Policy ST1, ST3 & ST7 and this should be addressed before any permission is granted.

209. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

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

210. ITEMS FOR INFORMATION

RESOLVED:

That the items for information be received and noted.

211. LIST OF OUTSTANDING PLANNING APPLICATIONS

The list of outstanding planning applications was received and noted.

212. DATE OF NEXT MEETING

RESOLVED:

That the next meeting of the Committee is scheduled to take place on **Monday 15th June at 7.30 p.m. and will be held virtually. Details of the how to join the meeting will be given on the front page of the agenda for the meeting**

The meeting closed at 9.05 p.m.

Signed:
(Chairman)

Date:

DRAFT