

KEYNSHAM TOWN COUNCIL

Minutes of the Virtual Planning & Development Committee meeting held on
Monday 15th June 2020 at 7.30pm

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

IN ATTENDANCE: Dawn Drury – Deputy Town Clerk

1. APPOINTMENT OF CHAIRMAN

It was noted that Councillor Anthony Crouch has been appointed as Chairman of the Committee for the municipal year 2020/2021, at the Town Council meeting on 19th May 2020.

2. APPOINTMENT OF VICE CHAIRMAN

It was noted that Councillor Clive Fricker has been appointed as Chairman of the Committee for the municipal year 2020/2021, at the Town Council meeting on 19th May 2020.

3. MEMBERSHIP

It was noted that the Committee's membership for the municipal year 2020/2021, as below was agreed by the Town Council on 19th May 2020.

Membership

Councillors D Brassington, A Crouch, D Cooper, C. Fricker, A Greenfield, B Simmons and J Wallcroft.

4. TERMS OF REFERENCE

The Terms of Reference for the Committee were noted.

5. APOLOGIES FOR ABSENCE

Councillor J Wallcroft.

6. DECLARATIONS OF INTEREST

Councillor Cooper declared an interest in item 12.12 on the agreed, as the application relates to a neighbour's property.

7. DISPENSATIONS

There were none.

8. CONFIRMATION OF MINUTES

RESOLVED:

That the minutes of the Planning meeting held on 18th May 2020 be confirmed as a

true record by the Chairman and were signed by the Chairman (hard copy supplied in advance to the Chair for signing).

9. PUBLIC PARTICIPATION

There were none.

10. QUESTIONS ON NOTICE BY MEMBERS

There were none.

11. SITE VISITS

There were none.

12. CONSULTATION ON PLANNING APPLICATIONS

- 12.1 20/01912/FUL – Territorial Army, T.A. Centre, Ashmead Road
Erection of a vehicle workshop and storage extension following demolition of existing vehicle workshop and storage extension building. Replacement of existing adjacent mobile accommodation hut with new.
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.
- 12.2 20/01474/FUL – 20 Avon Road
Erection of two-storey side extension, removal of existing door and replacement and enlargement of existing dormer window and new conservation roof light to rear roof slope.
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.
- 12.3 20/01475/LBA – 20 Avon Road
Internal and external alterations to include two-storey side extension, removal of existing door and replacement and enlargement of existing dormer window and new conservation roof light to rear roof slope.
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.
- 12.4 20/01668/FUL – 193 Bath Road
Erection of single-storey side and rear extensions.
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.

- 12.5 20/01781/FUL – 50 Chandag 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.
- 12.6 20/01805/FUL – Chandag Infants School, Chandag Road
Re-surfacing access road and pavement, replacing and relaying existing kerbs, installation of new surface drain adjacent to the pavement, new markings to road to match existing and installation of new lighting columns and LED lights.
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.
- 12.7 20/01807/FUL – Wellsway School, Chandag Road
Internal alterations to include the creation of a new separate dedicated entrance area with new double doors in the West elevation along with minor external alterations to create a ramped access to these doors.
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.
- 12.8 20/01808/FUL – Wellsway School, Chandag Road
External alterations to include a full clean of existing stonework, replacing existing single glazed crittal windows with new powder coated aluminum double glazed units, replacing deteriorating timber cladding and replacing with insulated render panels, redecorating existing render panels, replacing existing 'Wellsway Sixth Form' sign with new and replacing existing entrance door with new powder coated aluminum glazed door.
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.

- 12.9 20/01791/FUL – 1 Chew Cottages, Dapps Hill
Erection of side 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.
- 12.10 20/01792/LBA – 1 Chew Cottages, Dapps Hill
Internal and external alterations to include erection of side extension and associated internal works.
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.
- 12.11 20/01870/FUL – 27 Hurn Lane
Material changes to building façade, new windows and doors throughout, demolish side canopy, erect a boundary fence and form new vehicular access with off road parking.
Object – Keynsham Town Council object to planning application 20/01870/FUL on the grounds that the proposed provision of a 1.8 metre fence will restrict inter-visibility between drivers exiting the parking spaces, especially exiting in reverse. This will increase the risk of collisions with other motor vehicles, as well as increasing the risk of conflict with vulnerable users of the highway, some of whom could be visually or mobility impaired. The applicant as instructed by B&NES Highways Department provide a plan of the proposed parking spaces that demonstrates that they are able to achieve minimum visibility of 2 metres by 2 metres. Therefore, the application is contrary to the Bath and North East Somerset Council’s Planning Policy ST7 transport requirement for managing development of the Placemaking Plan 2017.
- 12.12 20/01640/FUL – Dundas, Stockwood Hill
Erection of garden room to replace existing conservatory. (Retrospective).
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.
13. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

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

20/00244/UNDEV – 44 Linnet Way – Unauthorised development. Information was received and noted.

15. ITEMS FOR DECISION

PCCA RESPONSE TO BA COORDINATED AIRPORT DFT CONSULTATION

RESOLVED

That the Deputy Town Clerk submit a response to the consultation as follows

'Keynsham Town Council object to any change in the Night Restrictions proposed in the consultation. We believe that any change in Night Restrictions will need to be discussed at a public inquiry. This would allow the democratic process to be upheld. Keynsham Town Council consider that responding to the consultation should be unnecessary because if the consultation cannot be withdrawn, it should at least be postponed until the outcome of the public inquiry'

This response reiterates that of the PCCA.

16. LIST OF OUTSTANDING PLANNING APPLICATIONS

RESOLVED:

That the information concerning planning applications that had remained undetermined for a period of 8 weeks or longer be received and noted.

17. DATE OF NEXT MEETING

RESOLVED:

That the next virtual meeting of the Committee is scheduled to take place on **Monday 6th July 2020 at 7.30 p.m.**

The meeting closed at 8.20 p.m.

Signed:
(Chairman)

Date: