

# KEYNSHAM TOWN COUNCIL

Minutes of the Virtual Planning & Development Committee meeting held on  
Monday 6<sup>th</sup> July 2020 at 7.30pm

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

IN ATTENDANCE: Dawn Drury – Deputy Town Clerk

18. APOLOGIES FOR ABSENCE

Councillor B Simmons

19. DECLARATIONS OF INTEREST

There were none.

20. DISPENSATIONS

There were none.

21. CONFIRMATION OF MINUTES

RESOLVED:

That the minutes of the Planning meeting held on 15<sup>th</sup> June 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).

22. PUBLIC PARTICIPATION

There was one member of the public present.

23. QUESTIONS ON NOTICE BY MEMBERS

There were none.

24. SITE VISITS

There were none.

25. CONSULTATION ON PLANNING APPLICATIONS

With permission of the Committee it was agreed to amend the agenda order to consider agenda item 8.6 – 20/01966/FUL – 51 St. Francis Road - Erection of single-storey rear extension following removal of conservatory after item 8.1 on the agenda.

25.1 20/01975/FUL – 12 Chandos Road

Erection of two-storey rear extension following demolition of existing conservatory. (Resubmission).

**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.**

- 25.2 20/01966/FUL – 51 St Francis Road  
Erection of single-storey rear extension following removal of 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.**
- 25.3 20/01651/FUL – The Meadows Community Building, Greenfield Road  
Siting a 20ft by 8ft by 8ft container to store football equipment including goal posts, nets and flags.  
**Support with comments – The proposed container should be of a neutral colour to fit in with the natural environment in this locality. Otherwise, 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.**
- 25.4 20/02057/FUL – 30 Oakfield Road  
Erection of a front and rear single-storey extension with installation of rear dormer, with internal alterations to convert existing bungalow into 1.5 storey dwelling.  
**Object – Keynsham Town Council object to planning application 20/02057/FUL on the grounds that the proposed design does not provide continuity of the street frontage and may set a precedent. The development of a 1.5 storey property is at variance with the grain of the street and constitutes an over development of the site. Therefore, the application is contrary to the Bath and North East Somerset Council's Planning Policies D2 and D3 of the Placemaking Plan 2017.**
- 25.5 20/01981/FUL – 59 Orchid Drive  
Provision of balcony to first floor.  
**Object – Keynsham Town Council object to planning application 20/02057/FUL on the grounds that the proposed balcony is inappropriate development creating a platform for overlooking that will affect the amenity of neighbouring properties. The supporting structure of the balcony will also compromise the parking allocated for this property. Therefore, the application is contrary to the Bath and North East Somerset Council's Planning Policies D6a &b (privacy and overlooking) and ST7 3c (standards of parking) of the Placemaking Plan 2017.**
- 25.6 20/02161/FUL – 1 Orwell Drive  
Double storey side extension with single storey store to side.  
**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.**

- 25.7 20/01958/FUL – Dundas, Stockwood Hill  
Erection of single-storey extension to the rear of existing double garage and home office to form store and enlarged home office. (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.**

- 25.8 20/02108/FUL – 1 Trescothick Close  
Erection of a two-storey side extension with materials to match the existing.  
**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.**

26. TREE NOTIFICATIONS

- 26.1 20/02073/TPO – Land adjacent to 19 Courtlands  
Ash (T01) – Crown lift minor foliage to allow 2.5 metres clear crown height over pavement and the surrounding area, remove small hanging broken branch from the west side of the crown. Ash (T02) – Crown lift minor foliage to allow 2.5 metres clear crown height over pavement and the surrounding area.  
**Noted – Keynsham Town Council will be guided by Bath and North East Somerset Council's Arboricultural Officer's decision.**

27. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

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

28. ITEMS FOR INFORMATION

- 28.1 Planning application 20/01119/FUL – 31 Torridge Road

The information was received and noted.

29. ITEMS FOR DECISION

There were none.

30. 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.

31. DATE OF NEXT MEETING

RESOLVED:

That the next virtual meeting of the Committee is scheduled to take place on **Monday 27<sup>th</sup> July 2020 at 7.30 p.m.**

The meeting closed at 8.08 p.m.

Signed: .....  
(Chairman)

Date: .....

DRAFT