

# KEYNSHAM TOWN COUNCIL

Minutes of the Virtual Planning & Development Committee meeting held on  
Monday 17<sup>th</sup> August 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

44. APOLOGIES FOR ABSENCE

Councillor J Wallcroft

45. DECLARATIONS OF INTEREST

Councillor B Simmons declared an interest in item 8.3 on the agenda, as he is a close neighbour.

46. DISPENSATIONS

There were none.

47. CONFIRMATION OF MINUTES

RESOLVED:

That the minutes of the Planning meeting held on 27<sup>th</sup> July 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).

48. PUBLIC PARTICIPATION

There was one member of the public present.

49. QUESTIONS ON NOTICE BY MEMBERS

There were none.

50. SITE VISITS

There were none.

51. CONSULTATION ON PLANNING APPLICATIONS

With permission of the Committee it was agreed to amend the agenda order to consider agenda item 8.8 – 20/02570/FUL – 24 St. Anne's Avenue - Erection of two storey side extension following demolition of existing single storey side extension, first.

- 51.1 20/02570/FUL – 24 St. Anne's Avenue - Erection of two storey side extension following demolition of existing single storey 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.**

**51.2 20/02673/OUT – Land Parcel 0005, Bath Road**

Residential and related development comprising approximately 213 dwellings, replacement sports pitch to facilitate expanded primary school, means of access thereto, associated open space, landscaping, access roads, footways/cycleways and infrastructure works.

**Object on the following grounds**

- 1 The application site is safeguarded land and is not allocated for development at the current time. The development of the site has not been proposed for development following a review of the Local Plan. There are no material considerations that would indicate that permission should be granted at this time. The proposed development is therefore contrary to Development Plan policies, including Core Strategy Policies DW1, KE1 and KE3b. The development is also contrary to paragraph 139 of the National Planning Policy Framework which confirms that planning permission for permanent development of safeguarded land should only be granted following a Local Plan Review.**
- 2 The existing road network in the vicinity of the site has insufficient capacity to accommodate the increase in traffic likely to be generated by the proposed development. Additional pressure would be put on the transport infrastructure and public services which are already strained. In future scenarios, there would be significant delays at several locations, and it is likely that queues would block back across adjacent junctions. The proposed development would contribute towards these problems. The proposed development would result in a severe residual cumulative impact on the road network. The development is therefore considered to be contrary to policy ST7 of the Bath and North East Somerset Placemaking Plan, and contrary to paragraph 109 of the National Planning Policy Framework.**
- 3 Keynsham Town Council has concerns in respect of provision of utilities including drainage, flooding and sewage disposal and are of the opinion that this site combined with the adjacent recently developed site are not providing sufficient facilities/amenities to support what is theoretically a village, in respect of the combined number of housing. Encroachment on the high-pressure gas main between Keynsham and Saltford is also highlighted as an issue of concern.**
- 4. The ecological impact on this site would be significant with loss of habitats and the connectivity of habitats. This would be wholly against the ecological commitments made by the Local Authority in July 2020, when the Council declared an Ecological Emergency and would also be contrary to Policy D6 of the Bath and North East Somerset Council Placemaking Plan 2017.**
- 5. Public footpath BA27/27 crosses the proposed application site. Sections of the footpath have already been diverted to facilitate the development of the Hygge Park to the west of the application site. An application should be made to divert public footpath BA327/27 and the applicant should be aware of the risk associated with trying to divert BA27.27 onto an estate road. Any cycle track proposed for inclusion in the application must be separate from public footpath, as required in the Local Transport Note 1/20 July 2020, recently published by the Department for Transport. A condition should be applied preventing works from commencing on site until after a diversion order has been confirmed.**

**Government planning policy (NPPF 2018, para 15) makes it clear that the planning system is to “be genuinely plan-led” and those local plans are created**

to meet local needs identified by local authorities as 'strategic policy-making authorities, on behalf of the local communities they represent. Hence,

- (i) It is not appropriate for developers to attempt to decide when or where houses should be built by applying pressure through lobbying, constant challenging and other means to the plan making process or when planning applications that fall outside the plans, requirements, limitations or restrictions of a local plan – even if the local plan is going through a revision or update, and
- (ii) Developers do not have a strategic policy making role other than to say where they can build houses when invited to do so

**Keynsham Town Council request that Bath and North East Somerset Council strongly resist this unwelcome attempt to undermine the Local Plans.**

- 51.3 20/02778/FUL – 60 Chandos Road  
Erection of single storey rear extension, bay window at front, garden building, extension to existing dormers and front drive 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.**
- 51.4 20/02534/FUL – 90 Charlton Road  
Erection of a 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.**
- 51.5 20/02541/FUL – 191 Coronation Avenue  
Erection of front porch and 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.**
- 51.6 20/02608/FUL – 8 Dryleaze  
Erection of an ancillary granny annexe.  
**Object – Keynsham Town Council object to planning application 20/02608/FUL on the grounds that the scale and degree of the proposed annexe constitutes an overdevelopment of the site. There is no parking allocation for this annexe dwelling. Therefore, the application is contrary to the Bath and North East Somerset Council's Planning Policies D2 & D4 of the Placemaking Plan 2017. If Bath and North East Somerset Council should be minded to permit this application Keynsham Town Council would request that a condition of the permission should be that the granny annexe should not be sold or rented and should remain as part of the existing dwelling.**

- 51.7 20/02166/FUL – 36 Gaston Avenue  
Erection of 1 no. 2 bed dwelling and associated car parking/drop kerb.  
**Object – Keynsham Town Council object to planning application 20/02166/FUL on the grounds that the scale and degree of the proposed dwelling constitutes an overdevelopment of the site. The application is contrary to the Bath and North East Somerset Council’s Planning Policies D2 of the Placemaking Plan 2017.**

In addition, the proposed development would not provide appropriate level of on-site parking spaces which would exacerbate highways safety and residential amenity issues associated with additional on-street parking and is therefore contrary to policy ST7 of the Bath and North East Somerset Placemaking Plan.

- 51.8 20/02562/FUL – 63 Queens Road  
Proposed change of shopfront.  
**Object – Keynsham Town Council object to planning application 20/02562/FUL on the grounds that the proposed change of the shopfront has not been designed to provide continuity of the street frontage and to relate positively to the street scene. The uniqueness of the angles to the shop fronts in this shopping parade, on Queens Road, should not be destroyed in order that a retail development may make very little spatial gain. The application is contrary to the Bath and North East Somerset Council’s Planning Policies D3 of the Placemaking Plan 2017.**

## 52. TREE NOTIFICATIONS

- 52.1 20/02783/TCA – Stowood Cottage, 34 Dapps Hill  
Hornbeam (T1) – Reduce crown by 1m. Sycamore (T2) – Reduce crown by 2m.  
Hawthorne (T3) – Reduce crown by 1.5m. Ash (T4) – Reduce crown by 2m.  
**Noted – Keynsham Town Council will be guided by Bath and North East Somerset Council’s Arboricultural Officer’s decision.**

## 53. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

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

## 54. ITEMS FOR DECISION

### TRO INFORMAL CONSULTATION – VARIOUS LOCATIONS KEYNSHAM/SALTFORD

Keynsham Town Council Planning and Development Committee having considered the informal consultation and plans prepared by Bath North East Somerset Council Traffic Management Team, Highways and Traffic Group Keynsham Town Council Planning and Development Committee comment as follows:

#### Plan 5 (KS5) Temple Street, Keynsham – Disabled Parking

The provision of disabled parking and time allocated to parking, in this area of the Town, is considered to be insufficient especially for those disabled members of the community not only wishing to access the retail outlets near the commercial High Street but the leisure facilities for exercise, library and one stop shop services close by.

#### Plan 5 (KS5) Bus Stop Clearway

The bus stop should be relocated to its original position, after the limited 30-minute waiting bays. The proposed location which is directly outside the Town Council Office and Baby and Co will cause congestion stopping directly adjacent to the 30-minute waiting bays on the opposite side of the road and will therefore not allow sufficient room for larger vehicles to pass safely. Furthermore, a bus pulled into a stop at this location

will create adverse visual impact for any driver trying to exit the narrow one-way road between the old fire station and the Riverside Development safely.

Concerns were raised that Keynsham Town Council, as a whole had, had no input into the consultation and the only comments submitted had been done so, directly by the Town Clerk without consultation with the Planning and Development Committee or full Council and as such the Town Council have been recorded in the document as being consulted.

55. 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.

56. DATE OF NEXT MEETING

RESOLVED:

That the next virtual meeting of the Committee is scheduled to take place on **Monday 7<sup>th</sup> September 2020 at 7.30 p.m.**

The meeting closed at 9.20 p.m.

Signed: .....  
(Chairman)

Date: .....

