

# KEYNSHAM TOWN COUNCIL

Minutes of the Virtual Planning & Development Committee meeting held on  
Monday 5<sup>th</sup> October 2020 at 7.30pm

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**PRESENT:** Councillors D Brassington, D Cooper, T Crouch (Chairman), C Fricker, B Simmons and J Wallcroft.

**IN ATTENDANCE:** Dawn Drury – Deputy Town Clerk

## 83. APOLOGIES FOR ABSENCE

Councillor A Greenfield.

## 84. DECLARATIONS OF INTEREST

There were none.

## 85. DISPENSATIONS

There were none.

## 86. CONFIRMATION OF MINUTES

RESOLVED:

That the minutes of the Planning meeting held on 7<sup>th</sup> September 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).

## 87. PUBLIC PARTICIPATION

There were no members of public present.

## 88. QUESTIONS ON NOTICE BY MEMBERS

There were none.

## 89. SITE VISITS

There were none.

## 90. CONSULTATION ON PLANNING APPLICATIONS

90.1 20/03454/VAR – Tesco Stores Ltd, 3 Bristol Road

**Variation of conditions 17 and 21 (plans list) of application 08/04611/EFUL (Erection of new food store with associated parking and servicing, and with vehicular access from Charlton Road and Bristol Road; new and improved pedestrian links, landscaping and rationalisation of existing private parking to rear of High Street properties).**

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.

**90.2 20/03174/FUL – 30 Chandag Road**

**Loft conversion with hip to gable roof extension to reduction of size of rear and keeping hipped roof to sides, side storeroom and new entranceway with rooflights.**

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.

**90.3 20/03374/FUL – 109 Coronation Avenue**  
**Erection of two 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.

**90.4 20/03225/FUL – 53 Lockingwell Road**

**Refurbishment of existing garage (new roof). Extension to the side of the property which adjoins an extension to the rear of the property.**

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.

**90.5 20/01038/FUL – The Bungalow, Parkhouse Lane**

**Erection of new double garage and storage in the garden of The Bungalow.**

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.

**90.6 20/03202/FUL – 12 Severn Way  
Erection of brick porch (forming new front entrance) and addition of new side 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.

**90.7 20/03152/FUL – Development Site next to Somerdale Pavilion, Trajectus Way  
Erection of 44 no. Extra Care Units (Use Class C2) and ancillary works including landscaping.**

Object to the variations on the following grounds: -

- (i) The development proposed is too great in scale, height (five storey) and mass for the context. The 'Transport Statement' submitted in support of the application confirms that the applicant seeks to vary the consented 'Block D' development to instead provide 44 extra care units (use class 2) in a four storey building not five storey.
- (ii) The Public Realm quality is compromised by the layout, highways dominance and scale of the development. Hence sustainable construction measures are inadequate.
- (iii) The proximity of the proposal to neighbouring properties would have negative implications in respect of the amenity of day light, loss of privacy, overshadowing and light pollution
- (iv) Taking into consideration concerns and comments from local residents that the site already has a parking capacity issues, exasperated by visitors to the facilities in the Chocolate quarter. On street parking is already hazardous, which at times would be an issue for access of emergency vehicles. 36 allocated spaces are required to accord with B&NES Council's adopted parking standards for C3 residential use and to reduce this number would be detrimental to the current parking issues in the area. The developers plan to provide 41 spaces is acceptable and the Town Council would prefer to see the allocation of a parking space for each unit.
- (v) The wider planning agreement on this site (13/01780/EOUT) secured the overall affordable housing contribution of 29% across the whole site deliverable as Social

Rent and Shared Ownership tenures. This application by St. Monica's Trust removes the certainty of the outstanding 24 affordable houses.

- (vi) No ecological survey information submitted with the application. Full details of a Wildlife Enhancement Scheme should be submitted and approved by the Local planning authority prior to any development.
- (vii) In respect of sustainable construction further evidence should be provided by the developer to ensure that the development achieves a 5-star rating under the Home Quality Mark.
- (viii) Due to the sensitive nature of the development and the contaminative historical use of the site as a factory the applicant should submit a full contamination assessment.
- (ix) Previous plans associated with this site had included a local convenience store and the inclusion of such has completely been ignored.

The application is contrary to the Bath and North East Somerset Council's Planning Policies D2, 3, D4, D6 and ST7 of the Placemaking Plan 2017.

**90.8 20/03135/VAR – IJ McGill Transport Ltd, Unity Road (Northern Part)  
Variation of conditions 2 (Parking) and 3 (Cycle Storage) of application  
20/00337/FUL (Retention of building at front of property and installation of  
new door to retained building. Reduction in size of door to Unit 1 previously  
approved).**

This application has been made invalid and additional information has been requested from the applicant.

**91. TREE WORKS NOTIFICATIONS**

**20/03158/TCA – Park House, Station Road**

**Willow T1 – re-pollard to previous pollard points. Cherry T2 – fell. Cherry T3 – crown reduce to previous points (up to approx. 1.5m). Yew T4 – crown reduce western portion of crown by up to 2m to allow more light to garden.**

Noted – Keynsham Town Council will be guided by Bath and North East Somerset Council's Arboricultural Officer's decision.

**92. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL**

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

**93. APPEALS – NOTICE - 20/00041/RF – PLANNING APPLICATION 19/04598/FUL -  
AMENITY GREEN GLEBE WALK KEYNSHAM - ERECTION OF TWO SEMI-  
DETACHED DWELLINGS**

The appeal notice was received and noted.

#### 94. ITEMS FOR INFORMATION

##### 94.1 20/02562/FUL – 63 QUEENS ROAD

Email from the case officer in respect of this application was received and noted.

#### 95. 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.

#### 96. DATE OF NEXT MEETING

##### RESOLVED:

That the next virtual meeting of the Committee is scheduled to take place on **Monday 2<sup>nd</sup> November 2020 at 7.30 p.m.**

The meeting closed at 8.20 p.m.

Signed: .....  
(Chairman)

Date: .....