

KEYNSHAM TOWN COUNCIL

Minutes of the Virtual Planning & Development Committee meeting held on
Monday 27th July 2020 at 7.30pm

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

IN ATTENDANCE: Dawn Drury – Deputy Town Clerk

32. APOLOGIES FOR ABSENCE

There were none

33. DECLARATIONS OF INTEREST

There were none.

34. DISPENSATIONS

There were none.

35. CONFIRMATION OF MINUTES

The minutes of 6th July 2020 required one amendment to remove Councillor B Simmons as being shown as being present at the meeting when he had given his apologies.

RESOLVED:

That with this amendment, the minutes of the Planning Committee meeting held on 6th 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).

36. PUBLIC PARTICIPATION

There were eleven members of the public present.

37. QUESTIONS ON NOTICE BY MEMBERS

There were none.

38. SITE VISITS

There were none.

39. CONSULTATION ON PLANNING APPLICATIONS

- 39.1 20/02008/FUL – Unregistered Unit 1-4 Old Station Yard, Avon Mill Lane
Erection of 2 no. acoustic barriers, to allow the filling of concrete mixing vehicles between 6.30am and 6.30pm Mon-Friday and to allow the use of the external yard for the storage of materials and other operations

Two members of the public spoke in respect of this application.

Object – Keynsham Town Council object to planning application 20/02008/FUL on the following grounds:

- a) It is of the utmost importance that the first step that B&NES Planning

Department must take in considering this application is to review and agree that the current Class B2 (General Industrial) assumption of the Old Station Yard site which is completely inappropriate for this conservation area setting, next to a large residential community and close to the town centre. The site has always been considered to be Class B1 (c) (Light Industrial) or B8 (Warehousing). There is a huge difference between a mason's yard and a cement factory. It is believed that there is no evidential proof that an application from classes B1/B8 to B2 has ever been granted, yet works under General industrial are allowed to continue in this locality. It has become dangerous, noisy, air polluting, there has been a significant increase in traffic movement which is totally unacceptable. The number of resident's objections submitted to the planning portal bear witness to this. There appears to be no consideration for the wellbeing of residents in this locality.

- b) In addition to the increased volume of works traffic movements related to this business, hours of operation are not being adhered to, with evidence of excessively noisy late night workings that have resulted in residents having to call the Police and the B&NES Environmental Protection Department. It is clear that the company are not abiding by the existing hours of work permitted, so to allow a further extension of these hours would be detrimental to the neighbouring residents and the town.
- c) Keynsham Town Council have concerns regarding assumptions made within the applicants noise assessment relating to stated ground levels of nearby receptors, the extent of monitoring of noise sources associated with 4Concrete and the predicted noise reduction to be delivered by the proposed barriers, that appear to be insufficiently designed to resolve the acoustics issue. On the current evidence provided the amenity of neighbour's will not be preserved in respect of noise issues and therefore the application is contrary to the Bath and North East Somerset Council's Planning Policy D6 of the Placemaking Plan 2017.
- d) The submitted Ecological Assessment does not provide an impact assessment of the proposals submitted and therefore, compliance with the Conservation of Habitat and Species Regulations 2017 (as amended) and the Wildlife and countryside Act 1981 (as amended) has not been demonstrated. In addition, there may be loss of biodiversity contrary to Bath and North East Somerset Council Placemaking Plan Policy NE3. Furthermore, in this Conservation area it is expected that there will be an impact on the fauna of the local environment and therefore the application is contrary to the Bath and North East Somerset Council's Planning Policy D6 of the Placemaking Plan 2017.
- e) From an aboriginal point of view, the proposal in its current form is totally unacceptable. The development is likely to create an adverse impact on trees, landscape and amenity value in this locality. Both Bath and North East Somerset Council and Keynsham Town Council have declared a Climate Emergency and there is no provision for the planting of new trees as part of the application, which is totally against the aims of both Local Government organisations.
- f) Keynsham Town Council find it unbelievable that Bath and North East Somerset Council Highways Department have no objection to this application especially as the applicant is already flaunting the existing working hours with increased vehicle movements, out of hours. Bath and North East Somerset Council Highways Department have however requested clarification in respect of additional vehicle trips of concrete mixing vehicles proposed to be operational prior to 7.00 a.m. and after 6.30p.m. and further

information in respect of staff movements and arrival times. Keynsham Town Council reiterate the need for clarification in respect of these matters.

g) If Bath and North East Somerset Council should be minded to permit the proposal under B2 (once this change of use has been granted) Keynsham Town Council would like to see the following conditions implemented:

- No increase in the current operational hours of 7.30 a.m. – 5.30 p.m.
- Dust suppression by spraying
- Noise limitations – acoustic barriers designed to fit the purpose and lagging of machinery to ensure that maximum decibel levels in a residential area are not breached.

39.2 20/02375/FUL – 35 Bath Hill

Erection of two and single storey extension to form kitchen, bedroom and consulting rooms following demolition of existing kitchen.

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.

39.3 20/02506/VAR – Former Police Station, Bath Hill

Variation of condition 24 (Plans List) of application 19/05541/FUL. (Demolition of buildings and site erection of 9 dwellings, together with associated works).

Object – Keynsham Town Council object to variation of condition 24 (Plans List) of application 19/05541/FUL on the following grounds

- a) The proposed variation of plans by reason of scale, height and degree would be overbearing and would be incongruous with the locality and would therefore fail to respond to the local context. The revised plans submitted detail increase in size and change of position and do not address the issue of density of buildings as highlighted in the Town Council's response of 23rd April 2019, in respect of the previous plans submitted. The proposal is therefore contrary to B&NES Placemaking Plan 2017 Policies D2 and D6.
- (ii) The proposal in its current form is considered an over development that would not work well with the landscape structure and will not contribute positively to the characteristics of the conservation area in this part of Keynsham. The proposal is therefore contrary to B&NES Placemaking Plan 2017 Policy D1.
- (iii) The proximity of the variation proposal being moved closer to the neighbouring properties of Dragons Hill Court would have implications in respect of loss of privacy and amenity (light). The proposal is therefore contrary to B&NES Placemaking Plan 2017 Policy D6.
- (iv) There is expected to be an impact on the local environment by adjusting the position of the houses to be built to the rear of the site, by moving them closer to the mature trees nearest to the development which currently provide privacy, cleaner air and shelter to wildlife. Such modification of the site plan could endanger these trees. The proposal is therefore contrary to B&NES Placemaking Plan 2017 Policy D6.

39.4 20/02479/OUT – Parcel 1991, Bath Road

Outline application for up to 5,950 sqm (GEA) of flexible use commercial development falling within Use Classes B1(b), B2, and B8 with primary access onto Bath Road. All

matters reserved except assess.

Comments only – Keynsham Town Council have been unable to respond fully to this outline application as there is inadequate information in respect of the access on to the A4, an already busy and congested main commuter route between Bath and Bristol. No consideration has been given to access/egress being via Worlds End Lane which is due to improved under proposals in the B&NES Placemaking Plan 2017. Keynsham Town Council wish to reserve judgment and comment fully when more detailed site lay out plans are submitted. Currently Keynsham Town Council have concerns that there is insufficient information to meet Policy ST7 (transport requirements for managing development) points 1 a, c, d.

- 39.5 20/02147/FUL – 14 Broadlands Avenue

Erection of a two-storey side and 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.

- 39.6 20/01888/FUL – 30 Charlton Road

Conversion of vacant loft space into a single bedroom studio apartment and associated works. (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.

- 39.7 20/00806/LBA – Keynsham Conservative Club, 22 High Street

External alterations for the installation of replacement windows and repainting of front elevation to original colour. (Regularisation).

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.

- 39.8 20/00914/FUL – Keynsham Conservative Club, 22 High Street

Installation of replacement windows and repainting of front elevation to original colour. (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.

- 39.9 20/02246/FUL – 14 Kenilworth Close

Erection of single storey extension following demolition of existing garage.

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.

39.10 20/02364/FUL – 10 Laburnum Walk

Erection of a rear 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.

39.11 20/02361/SRCOU – 63 Queens Road

Prior approval request for the change of use of current retail unit (A1) to Restaurant/Café (A3).

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.

39.12 20/02260/FUL – 44 St Ladoc Road

Erection of two 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.

39.13 20/02183/VAR – Stockwood Vale Golf Club, Stockwood Lane

Variation of condition 12 of application 18/05631/FUL (Erection of adventure golf course with associated structures, hard and soft landscaping, and formalising of existing overflow car park). Condition(s) Removal: We wish to illuminate the overflow car park for the safety of those returning to their vehicles when dark. We wish for the condition to be discharged.

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. Comment - The said lighting to be for security reasons and only operational during essential building use hours in accordance with policy NE3 of the Bath and North East Somerset Placemaking Plan 2017.

40. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

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

41. ITEMS FOR DECISION

The email received from Mr G Woodcock (dated 17th July 2020) in respect of the Former Police Station, Bath Hill was considered and noted.

RESOLVED

That the Deputy Town Clerk provide Mr Woodcock with the relevant contact details for the Keynsham East B&NES Ward Councillors and B&NES Housing Department

42. 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.

43. DATE OF NEXT MEETING

RESOLVED:

That the next virtual meeting of the Committee is scheduled to take place on **Monday 17th August 2020 at 7.30 p.m.**

The meeting closed at 9.15 p.m.

Signed:
(Chairman)

Date:

DRAFT