

KEYNSHAM TOWN COUNCIL
Minutes of the Virtual Planning & Development Committee meeting held on
Monday 11th January 2021 at 7.30pm

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

IN ATTENDANCE: Dawn Drury – Deputy Town Clerk

138. APPOINTMENT OF CHAIRMAN

RECOMMENDED

That Councillor C Fricker be appointed as Chairman of the Planning and Development Committee for the rest of the municipal year (until 18th May 2021).

139. APPOINTMENT OF VICE CHAIRMAN

RECOMMENDED

That Councillor D Cooper be appointed as Vice Chair to the Planning and Development Committee for the rest of the municipal year (until 18th May 2021).

The Chair asked members of the Committee to pause in silence, for a few moments, to remember Councillor T Crouch, previous Chair of this Committee and to honour his many years of service to the Town Council with their thoughts.

140. APOLOGIES FOR ABSENCE

There were none.

141. DECLARATIONS OF INTEREST

There were none.

142. DISPENSATIONS

There were none.

143. CONFIRMATION OF MINUTES

RESOLVED:

That the minutes of the Planning meeting held on 14th December 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).

144. PUBLIC PARTICIPATION

There were no members of public present.

145. QUESTIONS ON NOTICE BY MEMBERS

There were none.

146. SITE VISITS

There were none.

147. CONSULTATION ON PLANNING APPLICATIONS**147.1 20/04746/FUL – Charlton Park Dental Surgery, 30 Charlton Park
Erection of ground floor extension to the existing Dental Surgery.**

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.

147.2 20/04869/FUL – 44 Charlton Road

Erection of single storey rear extension and change to the existing roof to gable end to allow for loft conversion.

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.

147.3 20/04859/COND – Land Adjacent to 19 Courtlands

Discharge of conditions 5, 8 and 10 of application 15/02508/OUT (Outline application for the erection of 3 no. 2 storey dwelling houses. All matters reserved. (Resubmission).

Support – There are no planning reasons to object to the discharge of conditions 5, 8 and 10 of application 15/02508/OUT (Outline application for the erection of 3 no. 2 storey dwelling houses).

147.4 20/04722/FUL – 60 Gaston Avenue

Erection of single storey rear extension, re-roof garage and convert into habitable room and pitched roof to existing porch.

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.

147.5 20/04550/FUL – 67 High Street

External alterations associated with the conversion of the first floor to residential as permitted under application 20/03747/CLPU, including installation of window on the front elevation, window and door to the rear elevation, wall light and painting of rear elevation.

Object in part on the following grounds: -

- (i) The design of windows is inconsistent with the ribbon windows of neighbouring properties which are considered a special architectural design of the period. The Heritage High Street Development Plan proposes that frontage of properties on the High Street within the conservation area should not be subject to change of architectural features such as this. The design is incongruous in proportion to other windows within the street scene and therefore the proposal is contrary to policy D3 of the B&NES Placemaking Plan – 'Designed to provide continuity of the street frontage and for the development to relate positively to the street scene'.
- (ii) Keynsham Town Council support that proposals for the rear of the property.

147.6 20/04743/FUL – Elmleigh, Stockwood Vale

Erection of first floor roof extension to provide enlarged bedrooms and bathroom with gable extension to the front and rear elevations, introduction of ground floor glazed doors and new single storey porch.

Object on the following grounds: -

- (i) By reason of its scale, the proposal constitutes an overdevelopment and is considered as creep and therefore is contrary to Policy D2 of the B&NES Placemaking Plan.
- (ii) The eaves height is significantly raised, and the porch design are not acceptable. These may set a precedent, unbalancing the existing ambience of this locality. The design, therefore, does not satisfy policies D2 and C5 of the B&NES Placemaking Plan.
- (iii) The proposal site is designated as being within a sensitive area of the Green Belt and therefore would be contrary to Policies CP8 and GB3.

147.7 20/04931/FUL – 1 Tintagel Close

Refurbishment of plots 1-44 Tintagel Close – including: Overclad of the elevations with an insulated render and acrylic brick slip system, new handrails and waterproofing to walkways and balconies and new front fire doors, with associated concrete repairs prior to installation. New front main entrance and replacement/refurbished access stairs. Improvements to security and front entrance gates.

Support with comments - 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. Also, that the methods and materials used in the refurbishment comply with B&NES latest policies to reduce the carbon footprint of the development. Keynsham Town Council question whether a feasibility study has been undertaken in respect of the possible installation of PV panels of the roof of the development?

Keynsham Town Council assume that the insulated render will meet latest regulations in respect of fire resistance.

TREWORKS NOTIFICATIONS

147.8 20/04772/TPO – Devonport House, Durley Park

Conifer to be felled due to lighting issue in nursing home. Replanting of 1 x Acer or Silver Birch.

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

147.9 20/04936/TPO – Devonport House, Durley Park

Ash (T1) – fell due to lighting in the care home. Replant with Acer or Silver Birch. Sycamore (T2) fell due to lighting in the care home. Replant with Acer or Silver Birch.

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

148. APPEAL NOTICE – APP/F0114/W/20/3260852 – PLANNING APPLICATION 20/01277/OUT - TREETOPS NURSING HOME ST. CLEMENT'S ROAD

The appeal notice is received and noted.

149. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

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

150. ITEMS FOR INFORMATION

150.1 CONSULTATION ON TWO RIVERS SCHOOL

The Planning and Development Committee were shown the consultation slide presentation and looked at the overall Hygge masterplan overlay and comment as follows.

On the whole, the proposal for the Two Rivers School is considered to be well planned and of a good design. The Town Council are pleased to note the Passivhaus methodology of the construction. Questions were raised in respect of installation of EV charging points within the car park and whether this had been considered?

The overall Hygge masterplan overlay shows that there are good footpath/cycle path links into the proposed school site, and this has been noted by the Town Council.

151. 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.

152. DATE OF NEXT MEETING

RESOLVED:

That the next virtual meeting of the Committee is scheduled to take place on **Monday 1st February 2021 at 7.30 p.m.**

The meeting closed at 8.25 p.m.

Signed:
(Chairman)

Date: