

KEYNSHAM TOWN COUNCIL
Minutes of the Virtual Planning & Development Committee meeting held on
Monday 1st February 2021 at 7.30pm

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

IN ATTENDANCE: Dawn Drury – Deputy Town Clerk, Dr Cheryl Scott (part of the meeting), Cllr A Wait (B&NES Ward Councillor) and Councillor H MacFie (B&NES Ward Councillor).

153. APOLOGIES FOR ABSENCE

Councillor J Wallcroft.

154. DECLARATIONS OF INTEREST

There were none.

155. DISPENSATIONS

There were none.

156. CONFIRMATION OF MINUTES

RESOLVED:

That the minutes of the Planning meeting held on 11th January 2021 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).

157. PUBLIC PARTICIPATION

There was one member of public present.

158. QUESTIONS ON NOTICE BY MEMBERS

There were none.

159. SITE VISITS

There were none.

160. ORDER OF AGENDA

RESOLVED:

That the order of the agenda be amended to consider/respond to item 9 – Bristol Airport Planning appeal 12 MPPA – Statement of Objection first, followed by item 10.4 planning application 21/00101/FUL – Tynning, Courtenay Road.

161. BRISTOL AIRPORT PLANNING APPEAL 12 MPPA – STATEMENT OF OBJECTION

The Chair explained that Bristol Airport have now appealed against North Somerset's decision not to allow them to expand the airport. As part of that process Town and Parish Councils were asked to submit their reasons as to why the application should be opposed. In the case of Keynsham, reasons such as Climate Emergency, overhead flights, fumes, noise and to some extent traffic to and from the airport. He reported that the Town Clerk had prepared and submitted the initial objection response to the application and that she has now produced a Statement of Objection (with reasons as to why the airport should not expand) response document for this Committee to consider.

It was agreed that the document encompasses all the points that Keynsham Town Council object to. The Town Clerk was thanked for preparation of this very detailed document.

The Clerk also reported concerns in respect of the airport's evidence documentation. In particular with regard to the 45 decibel noise contours which have been mapped to be substantially some distance from Keynsham. However, in the Chalfield play area they have recorded within their documentation the decibels as being in the region of 45 decibels. The Committee were asked to note that the cut of point of 45 decibels is the airport's cut of point in respect of all their evidential Environmental Impact Statements. Together with the fact that Keynsham seems to have been completely excluded from this 45-decibel contouring.

RESOLVED:

That the document be sent to the PCAA.

CONSULTATION ON PLANNING APPLICATION

162. 21/00101/FUL – Tynning, Courtenay Road

Alterations to existing property to include removal of front gable, extensions to the east and rear, reconfiguration of the main entrance and existing dormer window. Addition of new bay window, new slate roof, erection of new wall and creation of new drive.

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.

163. B&NES PARTIAL LOCAL PLAN UPDATE OPTIONS DOCUMENT CONSULTATION

Consultation open from 7th January 2021 – 18th February 2021

<https://beta.bathnes.gov.uk/local-plan-partial-update-options-consultation>

The Planning and Development Committee members considered and responded to the B&NES Partial Local Plan Update Options document consultation.

CONSULTATION ON PLANNING APPLICATIONS**164.1 21/00181/VAR – Former Police Station, Bath Hill**

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

Comment only - Keynsham Town Council will be guided by the responses/decision of B&NES Arboricultural Team in respect of the applicants revised scheme and submitted documents.

- The Wildlife Protection and Enhancement Scheme V2
- The Arboricultural Impact Assessment, Arboricultural Method Statement, Tree Protection Plan, Revision A
- Landscape Proposals 20.05.86. LAN_01c

164.2 20/04944/LBA – 20 Bristol Road

Internal and external alterations to create 5 no. conservation roof windows to converted loft space and retrospective permission for creation of partitions and other minor works to roof space.

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.

164.3 21/00155/FUL – 20 Bristol Road

Creation of 5 no. roof windows.

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.

164.4 21/00157/FUL – 42 Courtenay Road**Proposed ground and first floor extension over existing garage.**

Support with comments – Keynsham Town Council are minded to support this application with an amendment in respect of Policies D2 and D3 of the Placemaking Plan 2017 in that materials used in the construction of the extension should be that of brick, Bradstone or lower brick/Bradstone and upper white render to ensure that the development proposal is in keeping with other houses in the locality. 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.

164.5 21/00120/FUL – Wellfield House, Parkhouse Lane**Erection of a detached dwelling and associated works.**

Support with comments – Keynsham Town Council are minded to support this application with an amendment to application in respect of the accommodation of a passing place on Parkhouse Lane to meet the requirements of Policy D4 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.

164.6 21/00191/DEMA – Land at Rear of Longreach Nursery, Pixash Lane**Demolition of existing maintenance facility (2 no. buildings), existing agricultural buildings (4 no. buildings ancillary to agricultural holding) and 2 no. existing dwellings (Longreach and Downend Farm).**

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.

164.7 21/00277/FUL – The Elms, Stockwood Hill**Erection of a single storey extension on an existing garage in order to convert said garage into an annex with associated works.**

Support with condition - 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. However, a condition should be included in any permission granted in respect of ancillary use (compliance). The development if permitted should not be occupied at any time other than for the purposes ancillary to the residential use of the dwelling known as The Elms, Stockwood Hill and shall not be occupied as an independent dwelling unit. Policy D6 of the Bath and North East Somerset Placemaking Plan.

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.

**164.8 21/00241/FUL – 24 Windrush Road
Erection of part double and part single 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.

165. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

Notification of the following decisions that have been received.

166. APPEAL NOTICE – TOWN AND COUNTRY PLANNING ACT 1990 – APPEAL UNDER SECTION 78 BY BRISTOL AIRPORT LIMITED – APPEAL REFERENCE APP/D0121/W/20/3259234 – APPLICATION NO. 18/P/5188/OUT

The appeal notice was received and noted.

167. APPEAL DECISION – LAND TO THE SOUTH OF BATH ROAD, KEYNSHAM APPEAL REFERENCE – APP/F0114/W/20/3259044 – APPLCIATION NO: 19/04542/FUL – APPEAL DISMISSED

The appeal decision was received and noted.

168. ITEMS FOR INFORMATION

Planning Application 20/04530/FUL – 20 Dragons Hill

Information in respect of planning application 20/04530/FUL – 20 Dragons Hill was received and noted.

169. 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.

170. DATE OF NEXT MEETING

RESOLVED:

That the next virtual meeting of the Committee is scheduled to take place on **Monday 22nd February 2021 at 7.30 p.m.**

The meeting closed at 9.45 p.m.

Signed:
(Chairman)

Date:

DRAFT