

**KEYNSHAM TOWN COUNCIL**  
**Minutes of the Virtual Planning & Development Committee meeting held on**  
**Monday 22<sup>nd</sup> February 2021 at 7.30pm**

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

**IN ATTENDANCE:** Dawn Drury – Deputy Town Clerk, Cllr A Wait (B&NES Ward Councillor) and Councillor H MacFie (B&NES Ward Councillor).

**171. APOLOGIES FOR ABSENCE**

There were none.

**172. DECLARATIONS OF INTEREST**

Ward Councillor A Wait declared an interest in Item 9 on the Agenda – planning application 19/05280/FUL – Bath and Portland Stone, Old Station Yard, Avon Mill Lane as he has been liaising with residents in respect of this matter.

**173. DISPENSATIONS**

There were none.

**174. CONFIRMATION OF MINUTES**

RESOLVED:

That the minutes of the Planning meeting held on 1<sup>st</sup> February 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).

**175. PUBLIC PARTICIPATION**

There was fourteen members of public present.

**176. QUESTIONS ON NOTICE BY MEMBERS**

There were none.

**177. SITE VISITS**

There were none.

## 178. ORDER OF AGENDA

RESOLVED

That the order of the agenda be amended to consider item 10.4 – 21/00494/FUL – 38 Chandos Road. Erection of single storey side extension, two storey rear extension and porch following item 9.

## 179. PLANNING APPLICATION 21/00435/EREG03 - MINISTRY OF DEFENCE STORAGE AND DISTRIBUTION CENTRE, PIXASH LANE

A presentation was given by members of PlanningSphere Limited consultants, SRA Architects, Miles White Transport (transport consultants) and the Project Manager from B&NES Council on the redevelopment and consolidation of the existing depot at Pixash Lane (21/00435/EREG03).

The slide presentation and components of the application were explained to the Planning and Development Committee. Matters covered included:

- The creation of a new consolidated recycling waste depot.
- Future proofing the site to ensure that it is fit for purpose for the next 50 years.
- Improvements/upgrading of Worlds End Lane and improved accessibility.
- Extensive landscaping to the screen the facility and the maximization of ecology.
- The sustainable agenda of the site.
- Efficiency of buildings, including PV installation on roofs and rainwater harvesting and use of grey water.
- Installation of electric charging points for fleet vehicles.
- Extension and improvement of the facilities of the site including:
  - an opportunity to sell on good quality recycled goods through an onsite shop.
  - Main offices for waste maintenance services.
  - MOT service for both B&NES Council fleet and the public.
  - Material recovery/sorting facility before waste is taken onward to Avonmouth. This centre will manage and sort all black bag and green waste.
  - Salt barn facilities for local gritting services.
  - Separate commercial recycling facility accessed by a separate route from the public facilities.

It was confirmed that an application will be subject to Environmental Impact assessments.

Councillors asked questions on the proposal as follows:

What percentage of B&NES salt/grit stocks would be stored at this Keynsham facility? It was confirmed that the majority of salt stocks would remain in storage at the Clutton facility and Keynsham's salt barn would have capacity for 1000 tonnes, 15% of the B&NES salt provision and this would be used in Keynsham, Saltford and nearby locations.

Had a rail siding to take waste to Avonmouth been considered? It was reported that this would not be viable due to the major infrastructure cost that would be associated.

The entrance and route of access for commercial vehicles and B&NES fleet was questioned. It was reported that vehicles would be directed and encouraged to enter the site off the Broadmead roundabout and along Ashmead Road, avoiding a right-hand turn into Pixash Lane.

Timings of vehicle movements was questioned. It was reported that the majority of movements would be outside highway peak hours. The refuse collection fleet leaving site between 6.30 a.m. – 7.00 a.m. and returning to site before 3.00 p.m. (with a few movements between these times to empty vehicles).

An explanation in respect of the re-use of good quality recycled items was sought. Such items will be taken to a sorting facility for assessment, those deemed to be of a quality for onward sale will be then moved to the onsite shop that will be open to the public.

The location of cycle/footpaths on the Worlds End Lane was questioned. Dedicated cycle/footpaths are incorporated within the site plan and these will run along the perimeter of the site on both Pixash Lane and Worlds End Lane. Cyclists will have priority crossing at entrances to the recycling facility. There will be future possibility to extend these cycle/footpaths, but this will come forward with any plans for the Keynsham North Development.

An explanation was requested in respect of the demolition that has already taken place. It was confirmed that the former MOD storage building plus two former residential buildings and sheds have already been demolished.

The future storage and protection of heritage/artefacts was questioned. It was confirmed that those items previously stored at this existing site have been moved and are safely stored at Culverhay.

It was reported that the development is due for completion in December 2022 with it being fully open in January 2023.

The Planning and Development Committee considered the application and RESOLVED to

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.

## 180. PLANNING APPLICATION 19/05280/FUL – BATH AND PORTLAND STONE, OLD STATION YARD, AVON MILL LANE

A presentation was given by a member of the public in respect of planning application 19/05280/FUL – Bath and Portland Stone, Old Station Yard, Avon Mill Lane detailing misinformation, lack of research and stating that proper due diligence had not been carried out by B&NES Council when dealing with an application for the erection of two silos. Also, the designation of the site to General Industrial Use Class B2. These matters have been taken through stage 1 and stage 2 of a complaint's procedure in respect of B&NES Councils Handling Procedure to no avail. It was reported that the Ombudsman has agreed that there is a need for further independent review and has accepted the case brought by residents effected by the workings at Old Station Yard, Avon Mill Lane.

Specific points raised in the complaint to the Ombudsman which was submitted by seven households, in the locality of the site include:

- Planning maintained there was no need for an environmental assessment for noise and traffic which has proved to be far from the truth.
- Traffic alone has increased, additional HGV journeys along Avon Mill Lane and into the town, by more than 100 a day.
- A subsequent Noise Assessment showed that the site continues to operate massively in excess of all relevant guidelines.
- Planning also implied that 4Concrete was already processing cement – again, this is not true.
- There was also no mention of the application being for a large-scale industrial batch processing concrete plant.

The residents believe that Keynsham Town Council Planning and Development Committee were given acutely misinformed facts and, patently wrong information by B&NES Council.

The Chair of the Planning and Development Committee responded to a member's question and explained the nature of General Industrial Use Class B2 and that Class B1 had now been abolished.

Concerns were raised by Councillors in respect of the poor practices in respect to managing dust and dealing with the removal of drying cement from within concrete mixers, both having mental and health implications in respect of dust pollution and excessive noise from the site. The blocking of drains as result of dust/debris disposal was also raised as a concern.

It was confirmed that the Planning and Development Committee were of the opinion that Keynsham Town Council were misled by the information supplied in respect of this application. For example, Keynsham Town Council supported the replacement of a silo as it was believed that the replacement was for one already in situ and would be used as part of the original internal site processes, which has been proved not to be the case and in fact there were two replacement silos which conflicts with the B&NES officer's report. There are further inaccuracies within this report as to where the process would take place, and this is a fundamental change that the Town Council was not aware of at the time of considering the application.

#### RECOMMENDED

1. That Keynsham Town Council Planning and Development Committee support the residents and write to the Ombudsman stating that the Town Council were:
  - (i) Not furnished with the full and correct information to consider the application.
  - (ii) The Town Council's decision in respect of the application was made on a severe lack of and misleading information.
2. The letter to the Ombudsman be drafted by the Deputy Town Clerk with the assistance of Councillor Fricker.
3. A copy of the letter to the Ombudsman to be forward to B&NES Council.
4. The contents of the letter to be shared with those residents presenting in respect of this matter.

The Town Council were thanked for their support in respect of this matter.

## CONSULTATION ON PLANNING APPLICATIONS

### 181.1 21/00494/FUL – 38 Chandos Road

#### **Erection of single storey side extension, two storey rear extension and porch.**

The applicant presented to the Committee details in respect of the above application.

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.

**181.2 20/03804/FUL – 124 Bath Road**

**Change of use of an existing ancillary agricultural building to ancillary residential use including alterations to form workshop, storage and garage space.**

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.

If the applicant should be minded to convert the ancillary residential use into dwelling accommodation, a condition should be imposed that it should be used for the sole purpose and use of existing residential property and not be sold as a separate entity.

**181.3 21/00504/FUL – 34 Berkeley Gardens  
Erection of a rear in-fill 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.

**181.4 21/00186/FUL – 23 Caernarvon Road  
Erection of single storey and two storey side extensions and provision of drop kerb to 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.

**181.5 21/00419/EFUL – Resourceful Earth Ltd, Charlton Field Lane, Queen Charlton  
Development of an Anaerobic Digester Facility (including retention of the existing Feedstock Reception Building, Digester Tank (x5), Storage Tank, CHP Engine (x4), Transformer, GRP Substation, GRP Technical Room (x5) and Gas Equipment) to produce both gas and electricity for injection into the local grid networks, alongside the restoration of the former Queen Charlton Quarry Site with ecological and landscape enhancements.**

RESOLVED

That this matter be deferred to the Planning and Development Committee meeting on Monday 15<sup>th</sup> March 2021.

#### **181.6 20/04869/FUL – 44 Charlton Road**

**Erection of single storey rear extension and side and rear dormers 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.

#### **181.7 21/00341/FUL - New School, 35 Fairfield Way**

**Erection of a two storey, two form entry primary School at Hygge Park.**

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.

The Planning and Development Committee noted that B&NES Highways and Traffic report and support their comments and recommend that the applicant follows and actions all details highlighted by B&NES Council in terms of traffic and highways safety.

#### **181.8 21/00400/FUL – 30 Oakfield Road**

**Erection of a front and rear single storey extension with installation of rear dormer, with internal alterations to convert existing bungalow into 1.5 storey dwelling.**

Object – The application is not in keeping with the grain of the street and the proposal significantly changes the street scene. A variety of housing types is important to Keynsham, as is the retention of bungalow dwellings in their current form. The proposed balcony on the rear of the property is out of keeping in this locality. Therefore, the proposal is contrary to and not in accordance with Bath and North East Somerset Council Policies D2 and D3 of the Placemaking Plan 2017.

#### **181.9 21/00505/FUL – 18 Orwell Drive**

**Erection of a single storey side, rear and front extension following demolition of existing garage, utility room and conservatory.**

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.

**181.10 21/00150/FUL – Wellfield House Parkhouse Lane**  
**Residential development of 4 dwellings and associated works.**

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.

**181.11 21/00322/FUL – 23 St Francis Road**  
**Erection of rear and side extension and conversion of existing garage to allow for office and storage 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.

**181.12 21/00579/FUL- 8 The Labbott**  
**Erection of two storey 3-bedroom dwelling attached to the side of the existing terraced house, and construction of a single storey rear extension to the existing house.**

Object – The application is incongruous and out of keeping with the street scene and proposal will significantly changes the street scene. Therefore, the proposal is contrary to and not in accordance with Bath and North East Somerset Council Policy D3 of the Placemaking Plan 2017.

**182. TREE WORKS NOTIFICATIONS**

**182.1 21/00416/TCA – 12 Dapps Hill**  
**Birch – fell on ground level. Magnolia (evergreen) – crown reduction by up to 2m retaining the existing shape. Mulberry – pollard at about 2m to allow future new growth to provide accessible fruit. Wild Cherry (large tree in hedgerow) – fell on ground level. Birch (large tree in hedgerow) – fell on ground level. 4 x small trees in hedgerow (Wildlings: Horsechut, Field Maple, Sycamore) – cut to ground level.**



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

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

Notification of the following decisions that have been received.

### 184. ITEMS FOR INFORMATION

Items for Information were received and noted.

### 185. ITEMS FOR DECISION

There were none.

### 186. 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.

### 187. DATE OF NEXT MEETING

#### RESOLVED:

That the next virtual meeting of the Committee is scheduled to take place on **Monday 15<sup>th</sup> March 2021 at 7.30 p.m.**

The meeting closed at 9.10 p.m.

Signed: .....  
(Chairman)

Date: .....