

KEYNSHAM TOWN COUNCIL
Minutes of the Virtual Planning & Development Committee meeting held on
Monday 15th March 2021 at 7.30pm

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

IN ATTENDANCE: Dawn Drury – Deputy Town Clerk

196. APOLOGIES FOR ABSENCE

There were none.

197. DECLARATIONS OF INTEREST

There were none.

198. DISPENSATIONS

There were none.

199. CONFIRMATION OF MINUTES

RESOLVED:

That the minutes of the Planning meeting held on 8th March 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).

200. PUBLIC PARTICIPATION

There was four members of public present.

201. QUESTIONS ON NOTICE BY MEMBERS

There were none.

202. SITE VISITS

There were none.

203. ORDER OF AGENDA

RESOLVED:

That the order of the agenda be amended to consider item 9.2 - 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, followed by item 8, then item 9.9 - 21/00795/FUL – Elmleigh, Stockwood Vale - Erection of roof extension with dormer windows and roof lights.

CONSULTATION ON PLANNING APPLICATIONS

- 203.1 **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.

Standing Orders were dropped to allow a presentation.

A presentation was given by a member of POKE (Protect Our Keynsham Environment) in respect of the application at Resourceful Earth. POKE began by stating that the application is fundamentally flawed for the following reasons: -

- In respect of the feed stock that is to go into the site, it is questionable that there is no need for a 92000-tonne site in B&NES which in 10 years' time is only going to process 15 tonne of post plant B&NES food waste.
- There is already capacity in the West of England Combined Authority to deal with the waste generated in B&NES.
- HGV summary comparison – The applicants figure of 65 daily HGV movements is frightening enough but POKE's calculations show the figures to be more in the region of 90 daily HGV movements which is really scary and the 101 daily movements during the harvest period will end up with total grid lock.
- Charlton Road and Charlton Field Lane in sections are sections narrow country highway where two cars can barely pass, never mind 3m wide HGV vehicles.
- 65000 tonnes of the material being brought into site will be very smelly (food waste, vegetable waste, chicken poo). This will be a deeply unpleasant odour that will travel with the trucks.

- If the roads that feed into the A37 become so busy and gridlocked it will mean that alternative routes into Bristol such as the A4 will be used. Affecting both Keynsham South and Keynsham North.
- Figures and information from another similar smaller scaled site have been gathered and after just two years of operation resulted in the need for a whole kilometre of road re-surfacing to be undertaken, due to wear and tear from the HGVs, costing the local authority £190,000.00.
- The applicant describes the odours from the waste going into the plant as really pungent and POKE have serious concerns as the prevailing winds will take these odours to the Bloor Homes development and beyond.
- Even more alarming is the inadequate odour and bio aerosol controls in the applicant's Odour Management Plan which offers little or no control protection to nearby sensitive receptors.
- If B&NES should grant permission for a project that could have such a significant affect on the local community and the environment, they are unlikely to be able to control future changes to the operation of the plant that are justified on commercial grounds, for example by variation of condition application. POKE strongly believe that conditions attached to a planning permission have limited enforceability in this case and the operator may seek to overturn on the grounds of economic viability.
- It should be remembered that the applicant did not comply with the 2014 planning permission or conditions. What was built was not in accordance with the permission and has no enforcement notice against it. The applicant has shown no regard for the planning process, the environment and surrounding communities that have already been affected by this unlawful development.
- POKE is not against renewable energy, but we have shown that there is not a requirement for a large 92,000 tonne site.
- It is inappropriate industrialised development in the Green Belt that is too close to many residential areas including the new housing developments in Keynsham South. There are other AD sites in the Bristol area that offer good motorway access.

POKE was thanked for their presentation.

Standing orders were raised.

RESOLVED:

Keynsham Town Council object on the following grounds: -

- a) That in the past Keynsham Town Council were in support of a facility in principle but this principle seems to have been broadened and extended beyond a reasonable level, with what is now proposed in the current application. The

application in respect of its scale is therefore contrary to Policy D2 of the B&NES Placemaking Plan 2017.

- b) The sensitive location of the proposed Anaerobic Digester Facility within the Green Belt and the proposed changes to the plant layout bringing the activity within the 200 metres of the nearest sensitive receptor will result in: -
- i. An adverse visual impact on the Green Belt making the application contrary to Policy GB1 of the B&NES Placemaking Plan 2017.
 - ii. As indicated by the Environment Agency the changes to the plant layout will require a variation to the existing Standard Rules environmental permit number *EPR/AP3933RB* to a bespoke environmental permit under the Environmental Permitting (England and Wales) Regulation 2010 from the Environment Agency.
- c) There are profound highways issues to consider both in the construction phase and the operational phase of this new proposal.

It appears that the applicant has failed to factor in the movements of vehicles leaving site with products, nor have calculations of actual HGV movements generally and during harvest time been recorded accurately. Keynsham Town Council reiterates B&NES Council's Transportation and Highways Departments comments that **'The applicant has failed to demonstrate that satisfactory access to the public highway can be achieved and that there would be no severe cumulative impact on the operation of the local highway network. The proposal is therefore considered to be contrary to Policy ST7 of the Bath & North East Somerset Placemaking Plan and the National Planning Policy Framework, which seek to provide adequate and safe access to all development sites.**

Highways are of the view that without further mitigation measures the development is likely to result in the introduction of HGVs on unsuitable roads to the detriment of Highway safety and residential amenity contrary to Policy ST7 of the Bath & North East Somerset Placemaking Plan.

In addition, the application does not provide adequate details of pedestrian access, emergency vehicle access, car parking, cycle parking, post construction waste management, Traffic Management and Travel Planning measures. We cannot assess the junction capacity modelling because the data used was collected during November 2020 which was a national lockdown where the general public's movement was extremely limited'.

Plans associated with Phase 1 developments for Keynsham High Street and possible road infrastructure changes have not been taken into account and the impact that this will have on the route of HGV's through and around Keynsham is a factor of paramount importance in any decision, in respect of this application.

The application is therefore contrary to B&NES Placemaking Policies ST1 and ST7.

- d) Concerns are raised in respect of the digestate pools overflowing and causing run off surface water onto nearby roads, making them hazardous (especially in winter

months). Also, onto local farmland, and into watercourses leading into the main River Chew. The water collection lagoons should be replaced with covered attenuation tanks. Currently, the proposal is contrary to Policy D3 of the B&NES Placemaking Plan.

Keynsham Town Council note and support the B&NES Drainage and Flooding Teams comments in respect of scope for revision of the proposed application in that in the applicant's drainage strategy that attenuation will be provided to prevent flooding for all events up to and including the 1:100-year event with an allowance for climate change. In respect of this, the applicant's application should provide details of the anticipated storage volume required. Together, with submission of detail stating the proposed discharge rate from site, in the interest of ensuring no increase in downstream flood risk the discharge rate from site should be restricted to QBAR for all return periods and details for the pipe in Charlton Road i.e., dimensions and construction standard.

- e) There are matters to be considered about loss of amenity to residents in nearby properties, both built or to be built, by way of noise, smell and dust, air pollution and aspergillus spore release.

Air quality aspects.

Odour - Keynsham Town Council is of the opinion that odours that would be credited to foul liquor in the production process, would be result a of the development of mercaptans, giving a rise to a far stronger odour than either methane or hydrogen sulphide.

Dust - It is envisaged that dust particles from both food waste, agricultural waste and agricultural products to be used in the process will be air-borne in the vicinity of this site.

Noise and vibrations - That should arise from the actual workings on site but in particular noise associated with vehicle movements, in particular during harvest time, with the delivery of maize to be used in the process. In the past, local residents have already experienced the effect of this when maize was delivered to the site, when it was in operation previously. With deliveries being made late into the night.

Mitigation of these factors have not been addressed within the application and therefore the application is contrary to Policy D6 of the B&NES Placemaking Plan.

The application is considered to be contrary to Policy PCS1 (pollution and nuisance) of the B&NES Placemaking Plan as the applicant has not justified how there will be no acceptable risk from existing or potential sources of pollution or nuisance on the development or that may arise from the proposed use of the site.

The application is also considered to be contrary to Policy PCS3 (Air quality) as the development could give rise to polluting emissions which have an unacceptable adverse impact on air quality, health, the natural (in particular designated wildlife sites) or built environment or local amenity of existing or proposed uses from air polluting activities.

- f) Keynsham Town Council are concerned that site maintenance has not been addressed sufficiently and the applicant fails to reference any safety measures within their supporting documentation. There appears to be no detailing of bursting/rupture discs in the reaction vessels and no liquification tank/compressor information associated with the liquifying and storage process. In respect of this the safety of the community of Keynsham is considered to be at risk.
- g) Keynsham Town Council has declared a climate emergency and is considering the declaration of an ecological emergency and this proposed development includes the partial removal of a Site of Nature Conservation Importance which is a significant adverse ecological impact, and this does not appear to have been addressed in the proposed Landscape and Ecological Management Plan for this site. Therefore, the proposed application is contrary to Policy NE3 of the B&NES Placemaking Plan 2017.

Response to letter from POKE at agenda item 8.

RECOMMENDATION

That the letter be referred to full Town Council for a decision in respect of financial support

203.2 **21/00795/FUL – Elmleigh, Stockwood Vale - Erection of roof extension with dormer windows and roof lights.**

Standing Orders were dropped to allow a presentation.

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

Standing orders were reinstated.

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.

203.3 **21/00630/FUL – 64 Bath Road - Erection of a 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.

**203.4 21/00682/FUL – 1 Chew Cottages, Dapps Hill
Installation of an extra loft window.**

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.

**203.5 21/00683/LBA – 1 Chew Cottages, Dapps Hill
Internal and external alterations for installation of an extra loft
window.**

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.

**203.6 21/00873/FUL – 14 Dryleaze
Erection of single storey side and 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.

**203.7 21/00206/LBA – The Old Bank, 20 High Street
External alterations for the painting of the first floor on the front
elevation.**

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.

- 203.8 21/00701/OUT – Treetops Nursing Home, St Clement’s Road
Outline application (with landscaping reserved) for the erection of a three-storey building comprising of 39 no. self-contained flats (use Class C3) following demolition of care home.

Object – Keynsham Town Council has just been consulted on the B&NES Local Partial Plan Review wherein the Local Authorities documentation states that ‘Treetops Nursing Home, St. Clement’s Road, was subject to a recent planning application to redevelop the existing 27 bed care home to provide a new enhanced care home facility with an increase in C2 bed spaces. Whilst the principle of the development was accepted the application was refused, mainly due to the scale of the development proposed, its poor design, the negative impact that it would have on the wider landscape and Conservation Area. It is considered that these reasons for refusal could be overcome by a more appropriately designed scheme.

Key opportunities and constraints

- Opportunity to achieve an appropriate design given location and context (in order to ensure harm to the Conservation Area and wider landscape is minimised and mitigated):
- Achieving a viable redevelopment
- Potential for the site to contribute towards housing supply (as a C2 use providing extra care units).

Policy Options

- Allocate the site to give clarity over design requirement and site capacity.
- Subject to the above residential use would be appropriate, thereby contributing to the housing supply.

Policy Options

- Revise Policy KE2a to give clarity on design requirements and site capacity (dwelling numbers and any other floorspace requirements)
- It is anticipated that the site could accommodate around 15 dwellings (subject to further design work).

Keynsham Town Council consider that this application is totally contrary to what is proposed in the Local Plan Partial Review for the following reasons: -

- a) The proposal is incongruous and an overdevelopment in this location.
- b) The site is on the edge of a Conservation Area and will create a detrimental visual impact in this semi-rural location that can be viewed from the Wellsway. The scale and height of the proposal is unacceptable. The height, massing and prominent position of the proposed development would harm the setting and significance of the setting of the Conservation Area and hence the application would be contrary to the B&NES Placemaking Plan Policies HE1 and D2.

- c) The application fails to demonstrate adequate accessibility, car and cycle parking and cycle and vehicular access for the proposed development therefore it is contrary to B&NES Placemaking Plan Policies ST1, ST3 and ST7.

**203.9 21/00786/SOLPA – Broadlands School, St Francis Road
Prior Approval request for the installation of solar PV panels on the
roofs of three buildings at Broadlands School.**

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.

**203.10 21/00916/FUL – 44A Temple Street
Change of use from hot food takeaway (Sui Generis) to tattoo studio
(Sui Generis).**

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.

204 TREE WORKS NOTIFICATIONS

**204.1 21/01022/TCA – Street Record, Abbey Park
Walnut Tree – cut back by 3m-5m, removal of branches with empty
cavities and removal of lower branches to enable crown lift.**

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

**204.2 21/00976/TCA – 21 Charlton Road
Ash – fell. Laurel – reduce by annual growth (0.3m). Holly – reduce by
0.2m and 0.5m on side facing house.**

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

**204.3 21/00845/TCA – Edward Court, Dapps Hill
Cherry (T6) – Crown reduce by 1.5m.**

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

- 204.4** **21/00467/TPO – Parcel 8165, The Homestead**
Ash (T1) – reduce by approx. 4m in height. Maple (T2, T3) – pollard and thin. Ash (T4) – reduce by approx. 4m in height. Sycamore (T5, T6) – reduce by approx. 4m in height. Sycamore (T7) – reduce by approx. 4m in height. Ash (T9, T10) – reduce by approx. 4m in height.

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

- 204.5** **21/00869/TCA – 10A Wellsway**
Birch (T1) – fell to ground level.

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

205. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

Notification of the following decisions that have been received.

206. ITEMS FOR DECISION

REQUEST FOR TPO'S EDGE OF CONSERVATION AREA – VANDYKE AVENUE

RESOLVED:

That the Chair of the Planning and Development Committee and the Deputy Town Clerk meet with residents of Vandyke Avenue that have raised the issue, to ascertain the location and which trees should be the subject of a request made to B&NES Arboricultural Department for TPO's.

207. 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.

208. DATE OF NEXT MEETING

RESOLVED:

That the next virtual meeting of the Committee is scheduled to take place on **Monday 12th April 2021 at 7.30 p.m.**

The meeting closed at 8.50 p.m.

Signed:
(Chairman)

Date:

DRAFT