

KEYNSHAM TOWN COUNCIL
Notes of the Virtual meeting held on Monday 12th April 2021 at 7.30pm with
Members of the Planning & Development Committee

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

IN ATTENDANCE: Dawn Drury – Deputy Town Clerk

A minute silence was held to mark the death of HRH the Prince Philip, Duke of Edinburgh.

Currently, there is an official period of mourning for eight days. In accordance with section 243 of the Local Government Act (1972) Local Council meetings cannot count any days of National Mourning as part of the “clear day” notice period required to convene lawful meetings. Accordingly emergency powers are delegated to the Deputy Town Clerk under the Town Council’s Standing Orders and approved Scheme or Delegation to make notes, record discussions and send delegated decisions on the Planning applications below, to the Officers of B&NES Council.

209. APOLOGIES FOR ABSENCE

There were none.

210. CONFIRMATION OF MINUTES

The signing of the minutes of the Planning Committee meeting will be deferred to the next meeting on Tuesday 4th May 2021.

200. PUBLIC PARTICIPATION

There were six members of public present.

**201. PLANNING APPLICATION 20/03508/VAR – MANOR FARM BUILDINGS,
CHEWTON KEYNSHAM**

A presentation by Mr Edward Downing of Arena Global Management Limited Agents was given on this application.

CONSULTATION ON PLANNING APPLICATIONS

202.1 20/03508/VAR – Manor Farm Buildings, Chewton Keynsham

Variation of condition 15 (plans list) of application 187/02270/VAR (Variation of condition 14 (plans list) of application 15/05792/FUL (erection of rural worker's dwelling ancillary to equestrian use and additional stabling)).

Delegated Officer's response - Support with comments – The revised fencing is an improvement on the existing. Concerns were raised that the hedging whips and proposed grasses should be visual through the wire section of the fencing. Currently, Parish online mapping shows streetlamp 008 to be outside the boundary fencing of this development, yet for some reason the existing fence line has been brought forward towards the highway to incorporate the lamppost within the applicant's land. The question is asked whether the extension to the applicant's land and removal of the existing verge has been approved by B&NES Council?

203.2 21/01412/FUL – Unregistered Unit 1 – 4 Old Station Yard, Avon Mill Lane

Erection of 3 no. acoustic barriers; permission to allow the filling of concrete mixing vehicles between 6.30 a.m. and 5.30 p.m. (Monday – Friday) 8.00 a.m. – 1.00 p.m. Saturday and 7.30 a.m. – 5.30 p.m. (Bank Holidays); permission to allow other specified operations at the site between 7.30 a.m. and 6.30 p.m. (Monday – Friday) and 8.00 a.m. and 1.00 p.m. (Saturday) and 7.30 a.m. – 5.30 p.m. (Bank Holidays); and permission to store materials in external yard area (resubmission of planning application 20/02008/FUL).

Delegated officer's response – Previous objections submitted by Keynsham Town Council are reiterated as follows, together with further submission comments:

- a) It is of the utmost importance that the first step that B&NES Planning Department must take into consideration with this application is to review and agree that the current Class B2 (General Industrial) assumption of the Old Station Yard site, 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) Concerns regarding assumptions made within the applicant's 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. It is strongly believed that the 3 no. proposed barriers that appear to be insufficiently designed, with a gap in the new wall, will not 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.

Delays in erecting sound barriers have also resulted in neighbours suffering noise disturbance above the permitted levels for over a year, which is not acceptable.

- 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 being in a 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) 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.
- f) 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:
- Dust suppression by spraying
 - Noise limitations – acoustic barriers designed to fit the purpose, achieve the necessary noise reduction to work within legal limits, and lagging of machinery to ensure that maximum decibel levels in a residential area are not breached.
- g) Finally, if B&NES Council are minded to permit this application an enforceable condition should be added in respect of the acoustic barriers that operation of the site between 6.30am to 7.30am Monday to Friday and 5.30pm to 6.30pm Monday to Friday shall not commence until the acoustic fences hereby approved have been fully erected and installed in accordance with the approved details and an assessment, undertaken by a suitably qualified person, in accordance with British Standard

4142:2019, has been submitted to and approved in writing by the local planning authority to demonstrate that the development has been constructed to provide the following sound attenuation against external noise: 07:30 - 18:30hrs Monday - Friday and Saturday 08:00 - 13:00hrs: Assessment Level.

**203.3 21/01225/FUL – Keynsham Paper Mill, Avon Mill Lane
Erection of new warehouse.**

To note that the applicant is to submit a new application for a larger warehouse and the Town Council will be consulted in due course.

**203.4 21/0429/FUL – 5 Barnard Walk
Erection of a two-storey extension (gross area 25.4m²) on the side of
an existing two storey house.**

Delegated officer's response - 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 21/01279/TEL – Boat Yard, Broadmead Lane Industrial Estate,
Broadmead Lane
Installation of 2 x 9m wooden pole (7.2m above ground) at 14C Phoenix
Marine.**

Delegated officer's response - 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 21/01127/FUL – 9 Chandag Road
Raising of roof pitch to provide additional accommodation in the roof
space with dormer windows to the front, together with a rear
extension and new front porch. Demolition of existing single garage
and associated external works.**

Delegated officer's response – Support with comment - 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. It is assumed that the balcony on the first floor leads on to an enclosed mezzanine level. This is not clear from the plans.

203.7 21/00494/FUL – 38 Chandos Road
Erection of single storey side extension, two storey rear extension and porch. (REVISED PLANS)

Delegated officer's response - 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 21/01303/LBA – Keynsham Conservative Club, 22 High Street
External alterations to paint the front elevation blue, reverting back to the colour that was in existence when the building was listed in 1975. (Retrospective).

Delegated officer's response - 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.

203.9 21/01146/FUL – 126 Lays Drive
Erection of single storey rear extension including two skylights in roof of extension.

Delegated officer's response - 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. Concerns are raised in respect of the quality of drawings on this application. As a paperless Council they do not project well on screen and are hard to read.

203.10 21/01349/FUL – 111 Park Road
Erection of a single storey rear extension and internal alterations.

Delegated officer's response - 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.

203.11 21/01218/FUL – 165 Park Road
Alteration to northern (side) façade to include new primary entrance point with an extension to western (primary) façade, to re-organise the internal layout and provide additional living accommodation.

Delegated officer's response - 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.

203.12 21/01181/OUT – Treetops Nursing Home, St Clement's Road
Outline planning application (appearance and landscaping reserved) for the redevelopment of the existing care home to provide a 43no. bedspace replacement care home, associated parking and hard/soft landscape works. (Resubmission of outline application 20/01277/OUT).

Delegated officer's response - Object – The recent consultation on the B&NES Council Local Partial Plan Review 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)'.

It is considered 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.

203.13 21/01073/FUL – 1 St Keyna Road
Erection of garden office to the rear of the property following removal of existing garage.

Delegated officer's response - Support with comment - 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 B&NES Council are minded to permit this application that a condition is added that the proposal should remain ancillary to the main to dwelling house.

203.14 21/01068/FUL – 95 St Ladoc Road
Erection of 2250mm fence following removal of conifers. (Retrospective).

Delegated officer's response - Object – National Planning Policy states that in respect of the height of fencing, planning permission should be sought if it is next to a highway used by vehicles (or the footpath of such a highway) and it exceeds one metre in height (from ground level); or it would exceed two metres in height (from ground level) if elsewhere. The applicant initially failed to apply for the necessary permission and has constructed fencing next to the highway, in excess of 2 metres, which will set a precedent for others in this location, to erect such similar fencing. The application is therefore contrary to Policies D2 and D3 of the Bath and North East Somerset Council Placemaking Plan 2017.

- 203.15** **21/01184/VAR – Stockwood Vale Golf Club, Stockwood Lane**
Variation of condition 7 (floodlighting operation hours) of application
96/02434/FUL. (Lighting and external works and landscaping to driving
range).

Delegated officer's response - Object – The increase lighting times will have a detrimental affect on the Green Belt and SSSI – impact zone in respect of light pollution having an adverse effect on the wildlife in the vicinity (bats, moths and birds). The harmful effects of such lighting creating a general nightglow that is visual across the valley is against the Town Council's Environment and Sustainability Committees aims to work towards improving and protecting ecology and biodiversity. The application is therefore contrary to Policy D6 of the Bath and North East Somerset Council Placemaking Plan 2017.

- 203.16** **21/01212/AR – 44A Temple Street**
Display of 1 no. externally illuminated fascia sign and 1 no. internally
illuminated projecting sign.

Delegated officer's response - Object – The Town Council has been working with English Heritage to produce a Design guide for shop fronts within the Conservation Area and together with other parts of the High Street and Temple Street. The illumination of this signage and the installation of protruding signage is at variance with designs within this documentation, which is working towards trying to achieve continuity of shop fascia signage. It is suggested that a more discrete hand painted sign would be more appropriate in the Conservation Area. The application is therefore contrary to Policy D3 of the Bath and North East Somerset Council Placemaking Plan 2017.

TREE WORKS NOTIFICATIONS

- 204.1** **21/01077/TPO – 8B Dunster Road**
Ash T1 – crown reduce by radial 2m to allow light into property below.

Noted – We 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 decisions were noted.

206. LIST OF OUTSTANDING PLANNING APPLICATIONS

Information concerning planning applications that had remained undetermined for a period of 8 weeks or longer were noted.

208. DATE OF NEXT MEETING

The next virtual meeting of the Committee is scheduled to take place on **Tuesday 4th May 2021 at 7.30 p.m.**

The meeting closed at 8.35 p.m.

Signed:
(Chairman)

Date:

DRAFT