

KEYNSHAM TOWN COUNCIL

Notes of the Planning & Development Committee on
Monday 6th April 2020 at 7.30pm
Responses from Councillors collated and decision delegate to the Deputy Town Clerk

RESPONSE COMMENTS RECEIVED FROM: Councillors D Brassington, D Cooper, T Crouch (Chair), C Fricker, B Simmons and J Wallcroft

IN ATTENDANCE: Dawn Drury – Deputy Town Clerk

201. RESPONSE COMMENTS WERE NOT RECEIVED FROM:

Councillors A Greenfield

202. CONFIRMATION OF MINUTES

The minutes of the 16th March to be confirmed at the virtual Committee to be held on 18th May 2020 and to be signed at the next full Planning and Committee meeting.

203. CONSULTATION ON PLANNING APPLICATIONS

203.1 20/00842/FUL – 52 Bath Road

Single storey rear extension and part first floor 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.

203.2 20/00278/FUL – Garages to rear of 63 to 69 Chandag Road, Lambourn Road
Erection of 8 no. storage units.

Object – Keynsham Town Council reiterate B&NES Highways Development Controls concerns that vehicles associated with the storage units parked parallel, are likely to adversely affect the continued use of the adjacent garages and the number of vehicles is likely to overwhelm, the adopted private access. Furthermore, that disruption will lead to existing garage owners parking their cars on surrounding adopted public highways contrary to Policy ST7 of the Bath and North East Somerset Placemaking Plan. Keynsham Town Council also have concerns that this route is also used by both Parents, children and young people as a short cut route to local schools and the increase of vehicles in the vicinity will constitute a safety issue.

203.3 20/01701/FUL - 60 Chandos Road

Erection of single storey rear extension, bay window at front, garden building, extension to existing dormers & front drive 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 20/00989/RES – 154 Charlton Road

Approval of reserved matters of application 19/02674/OUT (Erection of 1 no. two-storey, two bed dwelling attached to existing house with two allocated parking spaces (Outline application with all matters reserved)

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 20/01029/FUL – 39 St. Francis Road

Erection of single storey side and rear extensions to replace existing conservatory and single storey rear extension

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. However, some concerns were raised in respect of the proximity of the proposal to the neighbouring boundary. 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 20/01046/FUL – 8 Holcombe Grove

Erection of front extension

Comment only – Concerns were raised in respect of the proposed extension at the front of building which appears to protrude well in front of the building line and glass frontage is incongruous with the street scene. The proposed plan does not conform with D2 or D3 of Bath and North East Somerset Council's Placemaking Plan 2017.

203.7 20/01038/FUL – The Bungalow, Parkhouse Lane

Erection of new double garage & storage in the garden of The Bungalow

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 NOTIFICATIONS

204.1 20/01182/TCA– Abbey House 2 Abbey Park

Hawthorn, holly and ash (H1) – reduce to 1.5 metres in height (T1) – crown reduce by 2 – 3 metres.

Noted – Keynsham Town Council will be guided by Bath and North East Somerset Council's Arboricultural Officer's decision. Keynsham Town Council has recently declared a Climate Emergency as has B&NES Council and the Town Council is concerned in respect of trees being felled with no plans to reinstate. It would be the Town Council's recommendation that the applicant be asked to look at replacing trees, where possible.

205. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

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

206. LIST OF OUTSTANDING PLANNING APPLICATIONS

The list of outstanding planning applications was received and noted.

200. DATE OF NEXT MEETING

RESOLVED:

That the next meeting of the Committee is scheduled to take place on **Monday 18th May 2020 to be held virtually. Members of the Public wishing to participate should notify the Deputy Town Clerk at least 3 day in advance of the meeting, so that video conferencing may be arranged.**

Signed:
(Chairman)

Date:

DRAFT