

## KEYNSHAM TOWN COUNCIL

Minutes of the Planning & Development Committee meeting held on  
Monday 2<sup>nd</sup> August 2021 at 7.30pm in the Baptist Church

---

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

**IN ATTENDANCE:** Dawn Drury – Acting Town Clerk

### 49. APOLOGIES FOR ABSENCE

Councillor J Wallcroft.

### 50. DECLARATIONS OF INTEREST

Councillor D Cooper declared an interest in Item 8.5 on the agenda. Planning application 21/03132/CLEU – Fanshawe, Stockwood Hill as she is a neighbour.

### 51. DISPENSATIONS

There were none.

### 52. CONFIRMATION OF MINUTES

RESOLVED:

That the Minutes of the Planning meeting held on 12<sup>th</sup> July 2021 be confirmed as a true record and were signed by the Chairman.

### 53. PUBLIC PARTICIPATION

There were no members of public present.

### 54. QUESTIONS ON NOTICE BY MEMBERS

There were none.

### 55. SITE VISITS

There were none.

### 56. CONSULTATION ON PLANNING APPLICATIONS

#### 56.1 21/03241/FUL – 11 Dunster Road

**Erection of single storey rear extension and detached garden store/home office, following demolition of existing garage.**

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.

**56.2 21/03330/FUL – 12 Lytes Cary Road  
Erection of single storey front extension 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.

**56.3 21/03156/FUL – 28 Manor Road  
Erection of 2 bed dwelling on land adjacent to existing.**

Comment only -

Keynsham Town Council have reservations in respect of this section of lane being used as an access to the proposed property. This is the route to the Manor Road Pavilion and parking area for users of this facility and during the football season this is a heavily used route. B&NES Council should check whether access is in their ownership as part of the Manor Road Playing Fields Lease or classed as public highway.

The Town Council were disappointed in the plans submitted not being clear enough in respect of the access and ownership of the lane to enable them to make a full decision.

**56.4 21/03336/FUL – River View, Steel Mills  
Erection of a new garage building and loft conversion. Re-modelling rear extension and roof terrace. Additional ancillary works to windows.**

Object – On the grounds that the scale, height and design of the proposed development within this conservation area and Green Belt location is unacceptable. The position of the plot close to neighbouring properties is also of concern. The application is therefore contrary to Policies D2 and D3 of the Placemaking Plan 2017.

If Bath and North East Somerset Council should be minded to permit this application a condition should be included on any permission notice stating that the proposed development should not be used or sold as a separate dwelling to the main property.

**56.5 21/03132/CLEU – Fanshawe, Stockwood Hill  
Use of Fanshawe (also known as the Annex of Durley Hill House) as a separate dwelling to Durley Hill House (Certificate of Lawfulness for and Existing Use).**

Comment only – Keynsham Town Council have no evidence to suspect that this annexe is not lawful, and we have knowledge that it has been used as dwelling for many years.

**57. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL**

Notification of the following decisions that have been received.

**58. EMAIL CORRESPONDENCE - PLANNING APPLICATION 21/02885/CLEU – PARCEL 1977 CHARLTON ROAD**

This correspondence was received and noted.

**59. B&NES COUNCIL – (TH TTC2598 FOOTPATH BA27/28 – BA 27/27, NR BATH ROAD KEYNSHAM) (TEMPORARY PROHIBITION OF USE BY PEDESTRIANS) ORDER 2021**

The footpath order was received and noted.

**60. 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.

**61. DATE OF NEXT MEETING**

**RESOLVED:**

That the next meeting of the Committee is scheduled to take place on **Monday 23<sup>rd</sup> August 2021 at 7.30 p.m. in the Baptist Church, High Street, Keynsham**

The meeting closed at 8.15 p.m.

Signed: .....  
(Chairman)

Date: .....