

**KEYNSHAM TOWN COUNCIL**  
**Minutes of the Planning & Development Committee meeting held on**  
**Monday 23<sup>rd</sup> August 2021 at 7.30pm in the Baptist Church**

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

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

**62. APOLOGIES FOR ABSENCE**

Councillor J Wallcroft.

**63. DECLARATIONS OF INTEREST**

There were none.

**64. DISPENSATIONS**

There were none.

**65. CONFIRMATION OF MINUTES**

RESOLVED:

That the Minutes of the Planning meeting held on 2<sup>nd</sup> August 2021 be confirmed as a true record and were signed by the Chairman.

**66. PUBLIC PARTICIPATION**

There were no members of public present.

**67. QUESTIONS ON NOTICE BY MEMBERS**

There were none.

**68. SITE VISITS**

There were none.

**69. CONSULTATION ON PLANNING APPLICATIONS**

**69.1 21/03786/FUL – Ashmead Park, Ashmead Road**  
**Development of disused plot to form new light industrial warehouse unit with ancillary office space (Use Class B8).**

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.

**69.2 20/01545/FUL – 1 Bath Hill – INFORMATION**  
**Conversion of existing store to residential dwelling.**

Object on the following grounds: Traffic and Highways Safety implications. The access to the site is from the High Street, which has development plans to make the pavements wider and pedestrian friendly, through an alley of no more than 6ft wide. Vehicles manoeuvring into and out of the proposed site will come into conflict with vehicles on the main pedestrian highway and pedestrians at an exit which has very poor visibility hence increasing the risk of collision.

As highways safety is prejudiced and suitable vehicular access is not demonstrated the application is contrary to Policy ST7 of the Bath and North East Somerset Council Placemaking Plan. The scale, height and degree of the conversion is not acceptable and will be detrimental to the residents of the Kew, Back Lane (retirement properties). Keynsham Town Council Planning and Development Committee is of the opinion that the development proposal is an overdevelopment, incongruous and not in empathy with this conservation area setting. The application is therefore contrary to B&NES Placemaking Plan 2017 Policy D2.

**69.3 21/03719/FUL – 26 Cadbury Road**  
**Erection of 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.

**69.4 21/03780/FUL – 47 Chandag Road**  
**Install new Medpoint prescription collection machine within the existing shop front.**

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.

**69.5 21/03659/FUL – 4 Chewton Place**  
**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.

**69.6 21/03557/FUL – 1 Clyde Avenue  
Erection of two storey side 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.

**69.7 21/03688/FUL – 9 Cranmore Avenue  
Erection of 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.

**69.8 21/03535/VAR – 2 Mayfields  
Variation of condition 11 (Plans List) of application 19/00590/FUL. (Erection of 4 no. flats on land adjacent to 2 Mayfields).**

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.

**69.9 21/02936/FUL – The Coach House, Stockwood Vale  
Erection of porch extension, creation of garage beneath existing car port and open pergola to parking area.**

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.

### **69.10 21/03616/FUL – 42 St Clement’s Road Erection of two 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.

### **69.11 21/03316/FUL – 15B Warwick Road Erection of aviary to house Golden Eagle. (Retrospective).**

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.

### **69.12 21/03075/FUL – 10 Winscombe Close Erection of 3 no. 4 bedroom dwellings with associated works.**

- (i) The proposed development would result in the introduction of new dwellings that would not relate to surrounding development and would constitute a form of development that fails to respond to the local context in terms of siting, spacing, and layout, and would not reflect the form, pattern or grain of existing development. The development is therefore contrary to policy CP6 of the Core Strategy (July 2014) and policies D2, D3, D4, D5, D6 and D7 of the Placemaking Plan (July 2017) and guidance in the National Planning Policy Framework.
- (ii) The proposal is out of keeping with the local context in terms of design and materials. The scheme is therefore not in accordance with policy CP6 of the Core Strategy (July 2014) and policies D2, D4, D5 and D7 of the Bath and North East Somerset Placemaking Plan (July 2017) and guidance in the National Planning Policy Framework.
- (iii) The proposed development by virtue of its scale, siting, layout and design would have a significant overbearing impact constitute overdevelopment and be incongruous with the street scene and the proposal would therefore be contrary to policies D6 and D7 of the Bath and North East Somerset Placemaking Plan (July 2017) and guidance in the National Planning Policy Framework.
- (iv) There will also be damage to the biodiversity in this locality and the proposal would be contrary to policy D6 Bath and North East Somerset Placemaking Plan (July 2017).

- 69.13 21/03522/TPO – Street Record, Somerdale Road  
Various works to trees T56, T54, T47, T44, T42, T40, T39, T37, T35, T33,  
T32, T31, T30, T29, T28 as per inspection report.

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

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

Notification of the following decisions that have been received.

**71. PLANNING APPLICATION 21/01181/OUT – TREETOPS**

This correspondence was received and noted.

**72. PLANNING APPLICATION 21/01200/OUT - 2 ELLSBRIDGE CLOSE**

This correspondence was received and noted.

**73. 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.

**74. DATE OF NEXT MEETING**

**RESOLVED:**

That the next meeting of the Committee is scheduled to take place on **Monday 13<sup>th</sup> September 2021 at 7.30 p.m. in the Baptist Church, High Street, Keynsham**

The meeting closed at 8.25 p.m.

Signed: .....  
(Chairman)

Date: .....