

**KEYNSHAM TOWN COUNCIL**  
**Minutes of the Planning & Development Committee meeting held on**  
**Monday 13<sup>th</sup> September 2021 at 7.30pm in the Baptist Church**

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

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

**75. APOLOGIES FOR ABSENCE**

Councillor J Wallcroft.

**76. DECLARATIONS OF INTEREST**

There were none.

**77. DISPENSATIONS**

There were none.

**78. CONFIRMATION OF MINUTES**

RESOLVED:

That the Minutes of the Planning meeting held on 23<sup>rd</sup> August 2021 be confirmed as a true record and were signed by the Chairman.

**79. PUBLIC PARTICIPATION**

There was one member of public present.

**80. QUESTIONS ON NOTICE BY MEMBERS**

There were none.

**81. SITE VISITS**

There were none.

**82. CONSULTATION ON PLANNING APPLICATIONS**

- 82.1 21/03984/VAR – Unit 4 Kier Integrated Services Ltd, Ashmead Road  
Variation of Condition 4 (Operational Hours) of application 03/00321/FUL  
(Change of use from general industrial to materials recycling facility with  
ancillary stables).**

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.

**82.2 21/03998/RES – 10 Bath Road**

**Approval of reserved matters with regard to application 19/03050/OUT. (Erection of 1 no. new dwelling with and associated works to the rear of no. 10 Bath Road, to follow demolition of 1 no. garage. (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.

**82.3 21/01741/FUL – 36 Gaston Avenue**

**Erection of 1 no. bed dwelling and associated car parking/drop kerb. (Resubmission).**

Object – Keynsham Town Council reiterate their objections on the grounds that the scale and degree of the proposed dwelling constitutes an overdevelopment of the site. The application is contrary to the Bath and North East Somerset Council's Planning Policies D2 of the Placemaking Plan 2017.

In addition, the proposed development would not provide the appropriate level of on-site parking spaces which would exacerbate highways safety and residential amenity issues associated with additional on-street parking and is therefore contrary to policy ST7 of the Bath and North East Somerset Placemaking Plan.

**82.4 21/03845/FUL – 20 Martock Road**

**Erection of two storey rear extension.**

Keynsham Town Council support in principle - 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.

However, we believe that the new window proposed for the dining room is unnecessary and may create overlooking into the neighbouring property.

**82.5 21/03490/FUL – Avon Valley Country Park, Pixash Lane**

**Proposed change of use of mini-golf area to registered day nursery (Use Class E(f)) with planning permission for the erection of 6 no. yurts and the conversion of 2 no. shipping containers to provide reception, service and toilet facilities.**

Object on the following grounds: Keynsham Town Council are of the opinion that the facilities (bathroom and restroom) proposed are woefully inadequate for the number of children, staff and visitors.

The plans submitted in support of this application are totally inadequate and do not provide enough information. The application is within the Green Belt and there is no Environmental Impact Assessment.

Keynsham Town Council support Highways' request for additional information and plans as follows: a Transport Statement, Travel Plan and Servicing Plan without this information the Town Council cannot assess the proposed impact that the development will have, especially when two major developments have recently been permitted in this vicinity e.g., the extended recycling facility and the new nursing home on Pixash Lane.

**82.6 21/04076/FUL – 12 St. Keyna Road  
Erection of single storey extension, new double driveway, dropped kerb and a new boundary wall.**

Object on the following grounds: Keynsham Town Council are unable to respond fully to this application due to insufficient information in respect of the single storey extension. There is also concern in respect of the loss of green space to the front of the development site.

**82.7 21/04033/FUL – 33 St Ladoc Road  
Installation of driveway. Highways are dropping the kerb.**

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.

**82.8 21/04027/FUL – 99 St Ladoc Road  
Erection of new side extension and rear extension, alterations to drive following demolition of existing garage to the side and outbuildings to the rear.**

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.

**82.9 21/01841/FUL – Europa House, 3 Wellsway**  
**Demolition of front garden wall for driveway entrance and creation of vehicular access with dropped kerb.**

Comment only – Keynsham Town Council have noted the applicant's responses to the previous submission by the Planning and Development Committee but still have concerns.

**82.10 21/03810/TCA – Keynsham Railway Station, Station Road**  
**Crown lift trees on walkway access route by up to 3m.**

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

**82.11 21/03896/TPO – Keynsham Railway Station, Station Road**  
**Crown lift trees overhanging car parking spaces in adjacent car park by up to 3m.**

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

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

Notification of the following decisions that have been received.

**84. 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.

**85. DATE OF NEXT MEETING**

**RESOLVED:**

That the next meeting of the Committee is scheduled to take place on **Monday 4<sup>th</sup> October 2021 at 7.30 p.m. in the Baptist Church, High Street, Keynsham**

**86. EXCLUSION OF PRESS AND PUBLIC**

**RESOLVED:**

In accordance with Standing Order 3(d) that pursuant to the provision of the Public Bodies (Admission to Meetings) Act 1960, the press and public be excluded from the meeting for the following items of business by reason of the confidential nature of business to be transacted.

Item 13 involves sensitive information.

## 87. OLD BANK PLANNING APPLICATION 21/02778/FUL

RESOLVED:

- (i) That wording in respect of the decision made on this application be amended and the case officer notified.
- (ii) It was noted that the email in respect of the matter was not from the applicant's agent but a resident.

The meeting closed at 8.40 p.m.

Signed: .....  
(Chairman)

Date: .....

DRAFT