

**KEYNSHAM TOWN COUNCIL**  
**Minutes of the Planning & Development Committee meeting held on**  
**Monday 7<sup>th</sup> February 2022 at 7.30pm in the Baptist Church**

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

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

**159. APOLOGIES FOR ABSENCE**

Councillors Biddleston and Cooper.

**160. DECLARATIONS OF INTEREST**

Councillor C Fricker declared an interest in item 8.5 on the agenda – planning application 21/05364/FUL – 16 Broadlands Avenue (a member of family lives in a neighbouring property).

**161. DISPENSATIONS**

There were none.

**162. CONFIRMATION OF MINUTES**

RESOLVED:

That the Minutes of the Planning meeting held on 10<sup>th</sup> January 2022 be confirmed as a true record and were signed by the Chairman.

**163. PUBLIC PARTICIPATION**

There was one member of public present.

**164. QUESTIONS ON NOTICE BY MEMBERS**

There were none.

**165. SITE VISITS**

There were none.

**166. CONSULTATION ON PLANNING APPLICATIONS**

**166.1 21/05120/FUL – Land Rear of 56 to 76 Bath Hill**  
**Erection of 7 dwellings.**

Object – Keynsham Town Council object on the following grounds:

- (i) The proposal will destroy and diminish the character of this section of the town's conservation area and hence is totally inappropriate.

- (ii) The development fails to enhance or preserve the positive characteristics of the Conservation Area and will be extremely harmful to listed buildings close to the proposed site.
- (iii) The site forms part of the Chew Valley and the proposal will have detrimental impact on the ecology and wildlife in this green corridor adjacent to the River Chew.
- (iv) The housing proposal would be an overdevelopment of the site with properties of a height and scale that would not be acceptable.
- (v) The material and design would be totally inappropriate adjacent to the historic, small cottages on Bath Hill.
- (vi) There is insufficient parking provision and sub-standard access and turning areas to accommodate waste or emergency vehicles.
- (vii) The access onto Bath Hill in this current format would be unsafe due to visibility displays being sub -standard.
- (viii) Walking and cycling arrangements have not been considered within the application details to a satisfactory level.

The application is contrary to Policies D2, D3, D6 and ST7 of the Bath and North East Somerset Placemaking Plan.

*With agreement of the Committee agenda item 8.8 22/00294/FUL – Durley Grange, Durley Lane was brought up the agenda and the applicant spoke in respect of this application.*

#### **166.2 22/00294/FUL – Durley Grange, Durley Lane**

**Erection of a new outbuilding to an existing dwelling, incorporating an existing garage with new garden room and garden equipment storage space. (Resubmission).**

Support - There are no planning reasons to object to this application: -

- Materials match existing and the design is sympathetic to the location.
- The applicant has taken on board comments by B&NES and the revised plans include a reduction in the gable element of the southern aspect.
- Keynsham Town Council do not consider this application to be inappropriate development in the Green Belt or having significant negative impact on the openness of the Green Belt. There is already a large office complex within 50m to the west of the proposal and within the Green Belt.
- Keynsham Town Council are of the opinion that there are very special circumstances to outweigh any harm. These special circumstances include protecting an extensive family from the continued exposure of overlooking from vehicles (including buses) on the A4 bypass, as traffic is regularly at a standstill due to congestion at the Hicks Gate roundabout subjecting the applicant and his extended family to airborne pollutants. When traffic is not at a standstill it is moving rapidly creating visual, acoustic and air borne pollution which is detrimental to the health of the family whose property is less than 30 metres from the by-pass.
- The applicant has shown in his application that his is trying to improve the environmental performance of the development site and is making sustainable

lifestyle changes in order to minimise the impact on our Earth and support B&NES in their plans to become a zero-carbon neutral authority.

- Keynsham Town Council consider that the proposal is in accordance with Bath and North East Somerset Council Policies D1 – D6 of the Placemaking Plan 2017.

### **166.3 22/00150/LBA – New Inn, 90 Bath Hill**

**Internal alterations to main building to include the installation of bar servery works; fixed seating; new lighting; new flooring; refurbishment and full redecoration; and insertion of an opening between the front and back rooms.**

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.

### **166.4 22/00133/FUL – 242 Bath Road**

**Erection of single storey rear extension.**

Support - There are no planning reasons to object to the variation proposed for this application as the proposal is in accordance with Bath and North East Somerset Council Policies D1 – D6 of the Placemaking Plan 2017.

### **166.5 22/00134/FUL – 244 Bath Road**

**Erection of single storey rear extension.**

Support with condition - There are no planning reasons to object to the variation proposed for this application as the proposal is in accordance with Bath and North East Somerset Council Policies D1 – D6 of the Placemaking Plan 2017.

### **166.6 21/05364/FUL – 16 Broadlands REVISED PLANS**

**Erection of front, side and rear extension. Provision of attic conversion and garden room.**

Councillor C Fricker stepped down as Chair for this item and Councillor B Simmons led deliberations.

Object – Keynsham Town Council reiterate their objections with a few additions on the following grounds:

- (i) The proposal is incongruous with the street scene and would dominate this section of the road.
- (ii) The extension proposed would constitute overdevelopment of the site.
- (iii) The amenity of neighbours' light would not be preserved, **and the development would create overlooking into neighbouring properties.**
- (iv) The proposed conversion to the rear of the garden is also considered as an overdevelopment of the site.

- (v) **Keynsham Town Council support the objections of local residents that parking in this location will be exacerbated by this development and agree with Highways that the applicant has failed to demonstrate that access on to the public highway can be achieved satisfactorily.**

The application is contrary to Policies D2, D3 and D6 of the Bath and North East Somerset Placemaking Plan.

Councillor C Fricker continued with the agenda as Chair.

**166.7 22/00138/FUL – Unit 12E Broadmead Lane Industrial Estate, Broadmead Lane  
Extension of existing workshop.**

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.

**166.8 22/00359/FUL - 90 Charlton 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.

**166.9 21/04676/LBA – The Old Bank, 20 High Street  
External alterations to restore the front elevation of the property to a pale  
grey smooth paint.**

Support - There are no planning reasons to object to the variation as the proposal is in accordance with Bath and North East Somerset Council Policies D1 – D6 of the Placemaking Plan 2017.

**166.10 22/00048/FUL – 2 Holcombe Grove  
Erection of extension to rear of property for provision of bedroom and level  
access shower room within existing single storey extension.**

Support - There are no planning reasons to object to the variation as the proposal is in accordance with Bath and North East Somerset Council Policies D1 – D6 of the Placemaking Plan 2017.

**166.11 22/00285/FUL – 103 Queens Road  
Erection of porch and single storey rear extension.**

Support - There are no planning reasons to object to the variation as the proposal is in accordance with Bath and North East Somerset Council Policies D1 – D6 of the Placemaking Plan 2017.

**166.12 22/00235/FUL – 6 Summerleaze  
Erection of 2 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.

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

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

**168. APPEAL NOTICES**

- (i) **UNREGISTERED UNIT 1-4 OLD STATION YARD, AVON MILL LANE,  
KEYNSHAM – APPEAL REF: 22/0003/RF – PLANNING APPLICATION  
21/01412/FUL**

The appeal notice was received and noted.

- (ii) **KEYNSHAM CONSERVATIVE CLUB, 22 HIGH STREET, KEYNSHAM  
BRISTOL – APPEAL REF: 22/00008/LBRF – PLANNING APPLICATION  
21/01303/LBA**

The appeal notice was received and noted.

**169. PROPOSED CHANGES TO RIGHTS OF WAY NETWORK, SOMERDALE**

The proposed changes to the public right of way were received and noted.

**170. B&NES JOURNEY TO NET ZERO CONSULTATION**

Responses were agreed in respect of the B&NES Journey to Net Zero Consultation and the Acting Town Clerk will submit the Town Council's completed consultation response.

**171. ITEM FOR INFORMATION**

The items for information were received and noted.

**172. 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.

**173. DATE OF NEXT MEETING**

**RESOLVED:**

That the next meeting of the Committee is scheduled to take place on **Monday 7<sup>th</sup> March 2022 at 7.30 p.m. in the Baptist Church, High Street, Keynsham**

Signed: .....  
(Chairman)

*[Handwritten signature]*

Date: .....  
*28 March 22*