



KEYNSHAM TOWN COUNCIL
Minutes of the Planning & Development Committee meeting held on
Monday 28th March 2022 at 7.30pm in the Baptist Church

PRESENT: Councillors D Brassington, D Cooper, C Fricker (Chair) and B Simmons.

IN ATTENDANCE: Dawn Drury

187. APOLOGIES FOR ABSENCE

Councillors D Biddleston and A Greenfield.

188. DECLARATIONS OF INTEREST

There were none.

189. DISPENSATIONS

There were none.

190. CONFIRMATION OF MINUTES

RESOLVED:

That the Minutes of the Planning meeting held on 7th February & 7th March 2022 be confirmed as a true record and were signed by the Chairman.

191. PUBLIC PARTICIPATION

There were two members of public present.

192. QUESTIONS ON NOTICE BY MEMBERS

There were none.

193. SITE VISITS

There were none.

194. CONSULTATION ON PLANNING APPLICATIONS

194.1 22/00983/FUL – 16 Caesar Crescent

Erection of new conservatory to the rear of the property.

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

194.2 22/00919/FUL – 6 Milward Road

Demolition of existing garage and rear annexe. Erection of a two storey and single storey rear extension and rebuilding of retaining wall to boundary. Alterations to drive entrance to increase width with extended drop kerb.

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

Keynsham Town Council note and support B&NES Highways and Traffic that the applicant complete and submit an Accessibility Assessment.

194.3 22/00996/FUL – 2 Orchard Close

Erection of single storey rear extension following demolition of existing rear extensions.

Object – Keynsham Town Council object on the following grounds:

The proposal would constitute an over development of the site, encroaching on neighbours affecting their amenity of light. The proposed application is therefore contrary to Bath and North East Somerset Council Placemaking Plan Policies D2 and D6.

194.4 22/01044/FUL – 47 Wellsway

Provision of new flat roof to bike store and erection of single storey rear extension and porch to front entrance.

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

194.5 22/01119/FUL – 38 West View Road

Erection of single storey rear extension.

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

194.6 22/00988/TPO – 20 Hardington Drive

Sycamore (T1) – Reduce height and spread by up to 3m (just above previous reduction points). Thin crown by 20% to reduce overall weight and loading. Shape a pleasing and balanced aesthetic form.

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

195. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

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

196. APPEAL DECISION

- (i) **Appeal Ref: APP/F0114/W/21/3285550**
2 Ellsbridge Close, Keynsham BS31 1TB

The appeal decision was received and noted.

- (ii) **Appeal Ref: APP/F0114/Y/21/3278294**
Keynsham Conservative Club, 22 High Street, Keynsham, BS31 1DQ

The appeal decision was received and noted.

197. APPEAL NOTICE

- (i) **21/05526/FUL – 8 The Avenue, Keynsham – Erection of first floor side extension – Appeal Ref 22/00019/HOUSE**

The appeal notice was received and noted.

- (ii) **21/00701/OUT – Treetops Nursing Home, St Clements Road, Keynsham – Outline application (with landscaping reserved) for the erection of a three-storey building comprising of 39 no. self-contained flats (use class C3) following demolition of care home – Appeal Ref 22/00018/NONDET**

The appeal notice was received and noted.

198. ITEM DECISION

NOTICE OF INTENT – B&NES COUNCIL – (TH TTC2808) (TEMPORARY ELECTRIC SCOOTER TRIAL) ORDER 2022

The item was received and noted, no further comments were made.

199. ITEM FOR INFORMATION

The items for information were received and noted.

200. 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.



201. DATE OF NEXT MEETING

RESOLVED:

That the next meeting of the Committee is scheduled to take place on **Monday 25th April 2022 at 7.30 p.m. in the Baptist Church, High Street, Keynsham**

The meeting finished at 8.15 p.m.

Signed: 
(Chairman)

Date: 25.4.22