

**KEYNSHAM TOWN COUNCIL**  
**Minutes of the Planning & Development Committee meeting held on**  
**Monday 25<sup>th</sup> April 2022 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 and Cllr H MacFie (part of the meeting from Agenda Item 8.5)

**202. APOLOGIES FOR ABSENCE**

Councillor D Biddleston.

**203. DECLARATIONS OF INTEREST**

There were none. Councillor B Simmons abstained from voting on planning applications on the agenda as he is currently sitting on the B&NES Planning Committee.

**204. DISPENSATIONS**

There were none.

**205. CONFIRMATION OF MINUTES**

RESOLVED:

That the Minutes of the Planning meeting held on 28<sup>th</sup> March 2022 be confirmed as a true record and were signed by the Chairman.

**206. PUBLIC PARTICIPATION**

There was one member of public present.

**207. QUESTIONS ON NOTICE BY MEMBERS**

There were none.

**208. SITE VISITS**

There were none.

**209. CONSULTATION ON PLANNING APPLICATIONS**

**209.1 22/01109/FUL – Flat 6, Victoria House, Dapps Hill**  
**Provision of new UPVC windows to Flat 6.**

Keynsham Town Council support the application, as long as this meets with the requirements associated with a property in a conservation area. 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.

**209.2 22/01229/FUL – 24 Handel Road**  
**Erection of single storey side 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.

**209.3 22/01238/FUL – 45 Manor Road**  
**Erection of a single storey rear extension. Alterations to existing front dormer to replace flat roof with hipped roof.**

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.

**209.4 22/01286/OUT – 4 Monmouth Road**  
**Outline application for erection of 2 bedroom attached dwelling.**

Object – Keynsham Town Council object on the following grounds:

The proposal would constitute an over development of the site and would be incongruous with the street scene. Concerns are raised in respect of traffic and highways safety and satisfactory parking arrangements. The proposed application is therefore contrary to Bath and North East Somerset Council Placemaking Plan Policies D2, D3, D4 and D6. The application is also contrary to policy ST7 of the Placemaking Plan July 2017.

**209.5 22/01228/OUT – Treetops Nursing Home, St Clement's Road**  
**Outline planning application (with landscaping reserved) for demolition of existing care home and erection of a three-storey building comprising 30 no. self-contained flats (Use Class C3).**

Object – Keynsham Town Council object on the following grounds:

Keynsham Town Council reiterates it's response to planning application 21/00701/OUT for 30 flats. B&NES Local Partial Plan Review documentation states that 'Treetops Nursing Home, St. Clement's Road, was subject to a recent planning application to redevelop the existing 27 bed care home to provide a new enhanced care home facility with an increase in C2 bed spaces. Whilst the principle of the development was accepted the application was refused, mainly due to the scale of the development proposed, its poor design, the negative impact that it would have on the wider landscape and Conservation Area. It is considered that these reasons for refusal could be overcome by a more appropriately designed scheme.

Key opportunities and constraints:

- Opportunity to achieve an appropriate design given location and context (in order to ensure harm to the Conservation Area and wider landscape is minimised and mitigated)
- Achieving a viable redevelopment
- Potential for the site to contribute towards housing supply (as a C2 use providing extra care units).

**Policy Options:**

- Allocate the site to give clarity over design requirement and site capacity.
- Subject to the above residential use would be appropriate, thereby contributing to the housing supply.

**Policy Options:**

- Revise Policy KE2a to give clarity on design requirements and site capacity (dwelling numbers and any other floorspace requirements)
- It is anticipated that the site could accommodate around 15 dwellings (subject to further design work).

Keynsham Town Council consider that this application is totally contrary to what is proposed in the Local Plan Partial Review (approximately 15 dwellings only) for the following reasons: -

- a) The proposal is incongruous and an overdevelopment in this location.
- b) The site is on the edge of a Conservation Area and will create a detrimental visual impact in this semi-rural location that can be viewed from the Wellsway. The scale and height of the proposal is unacceptable. The height, massing and prominent position of the proposed development would harm the setting and significance of the setting of the Conservation Area, and hence the application would be contrary to the B&NES Placemaking Plan Policies HE1 and D2.
- c) The application fails to demonstrate adequate accessibility, car and cycle parking and cycle and vehicular access for the proposed development, therefore it is contrary to B&NES Placemaking Plan Policies ST1, ST3 and ST7.

**209.6 22/00235/FUL – 6 Summerleaze  
Erection of two storey side extension.**

Object – Keynsham Town Council object on the following grounds:

The proposal is in respect of its scale, height (due to ground levels) and degree of extension is unacceptable. The neighbours light, access and noise levels will be compromised due to the proximity to a neighbouring property. The application is therefore contrary to Policies D2 and D6 of the Placemaking Plan 2017.

**209.7 22/01426/FUL – Grafton Jones Tax Advisors, The Cottage, 2 Temple Street  
Change of use from Use Class C3 and A2 to combined Use Class C3.**

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.

**209.8 22/01291/FUL – 7 Tennyson Close  
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.

**209.9 22/01302/FUL – 7 Waveney Road  
Erection of porch to front elevation.**

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.

**209.10 TREEWORCS NOTIFICATIONS**

**22/1244/TPO – Devonport House, Durley Park**

**Coppice mixed species to ground level as shown on map attached to allow light into the rear garden of site.**

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

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

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

**211. APPEAL COST DECISION**

**APPEAL COSTS DECISION – APPEAL REF: APP/F0114/W/21/3281221 –  
UNREGISTERED UNITS 1 – 4 OLD STATION YEARD, AVON MILL LAND,  
KEYNSHAM BS31 2UG**

RESOLVED:

That the appeal cost decision was received and noted.

**212. ITEM DECISION**

**BATH & NORTH EAST SOMERSET LOCAL PLAN PARTIAL UPDATE -  
EXAMINATION ARRANGEMENTS**

RESOLVED:

- (i) That the item be received and noted.
- (ii) That no further comments be submitted to the Inspector for the hearing on 23<sup>rd</sup> June 2022.
- (iii) That B&NES Town Councillors be permitted to reiterate the Town Council's submissions at the hearing.

### 213. ITEM FOR INFORMATION

- (i) That the item for information be received and noted.

### 214. 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.

### 215. DATE OF NEXT MEETING

RESOLVED:

That the next meeting of the Committee is scheduled to take place on **Monday 23<sup>rd</sup> May 2022 at 7.30 p.m. in the Baptist Church, High Street, Keynsham**

The meeting finished at 8.45 p.m.

Signed: .....  
(Chairman)

Date: .....