

KEYNSHAM TOWN COUNCIL

Minutes of the Planning & Development Committee meeting held on  
Monday 20<sup>th</sup> June 2022 at 7.30pm in the Baptist Church

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

**IN ATTENDANCE:** Dawn Drury

**1. ELECTION OF VICE-CHAIRMAN 2022/23**

A nomination for Cllr D Cooper to be elected as Vice Chairman was proposed and seconded.

**RESOLVED:**

*That Cllr D Cooper be elected Vice Chairman of the Planning and Development Committee for the ensuing Municipal Year.*

**2. APOLOGIES FOR ABSENCE**

Councillors A McGuinness and J Wallcroft.

**2. DECLARATIONS OF INTEREST**

Councillor D Cooper declared an interest in item 9.8 – Bramleys, Stockwood Vale.

**3. DISPENSATIONS**

There were none.

**4. CONFIRMATION OF MINUTES**

**RESOLVED:**

*That the Minutes of the Planning meeting held on 23<sup>rd</sup> May 2022 be confirmed as a true record and were signed by the Chairman.*

**5. PUBLIC PARTICIPATION**

There were two members of public present.

**6. QUESTIONS ON NOTICE BY MEMBERS**

There were none.

**7. SITE VISITS**

There were none.

**8. CONSULTATION ON PLANNING APPLICATIONS**

With permission of Councillors present item 9.8 22/02015/FUL – Bramleys, Stockwood Vale – Erection of a dwelling and associated works was brought forward on the agenda.

**8.1** 22/02015/FUL – BRAMLEYS, STOCKWOOD VALE – ERECTION OF A DWELLING AND ASSOCIATED WORKS.

*RESOLVED:*

*To OBJECT – Keynsham Town Council object on the following grounds:*

- (i) The proposal would constitute an over development of the site due to the excessive scale of the proposal. The proposed development is therefore contrary to Bath and North East Somerset Council Placemaking Plan Policy D2.*
- (ii) The proposal is incongruous within the locality and does not meet the exceptional special circumstances for an infill development within the Green Belt which would be contrary to Bath and North East Somerset Council Placemaking Plan Policy GB1. Approval of the application could set a precedent for more development in the Green Belt and natural semi-rural areas of the Vale.*
- (iii) A number of trees have already been felled in the location together with removal of shrubs. It is envisaged that such a development will have a catastrophic impact on the flora and fauna in this Green Belt location. The proposed development is therefore contrary to Bath and North East Somerset Council Placemaking Plan July 2017 policy D6.*
- (iv) Concerns are raised in respect of the wall recently built exceeding the permitted development height for such a structure which now makes the pavement difficult to navigate.*

**8.2** 22/01942/VAR – KEYNSHAM PAPER MILL, AVON MILL LANE  
VARIATION OF CONDITION 11 (PLANS LIST) OF APPLICATION 21/05167/VAR  
(VARIATION OF CONDITION 11 (PLANS LIST) OF APPLICATION 21/01225/FUL  
(ERECTION OF A NEW WAREHOUSE).

*RESOLVED:*

*To 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.*

**8.3** 22/01911/FUL – WELLSWAY SCHOOL CHANDAG ROAD  
PROPOSED RETENTION OF SINGLE STOREY MODULAR EDUCATION BUILDING  
TO PROVIDE SPECIAL EDUCATIONAL NEEDS (SEN) FOR A TEMPORARY  
PERIOD OF 10 YEARS.

*RESOLVED:*

*To 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.*

**8.4** 22/02077/FUL – 60B CHARLTON ROAD  
ERECTION OF A SINGLE STOREY REAR EXTENSION AND DECKING AREA  
FOLLOWING DEMOLITION OF EXISTING CONSERVATORY.

*RESOLVED:*

*To 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.*

**8.5** 22/02184/AR – THE WINE BAR, 19 HIGH STREET  
DISPLAY OF 1 NO. BRASS LANTERN, 5 NO. ALUMINIUM UNITS 3 NO. BRASS  
“UP/DOWN” LIGHTS AND 2 NO. ALUMINIUM PANELS (ALL 11 ITEMS BEING  
ILLUMINATED) AND ALSO 4 NO. TOPIARY SIGNS, 3 NO. ALUMINIUM PANELS  
AND 2 NO. SIGN WRITTEN ITEMS (ALL 9 ITEMS BEING NON-ALLUMINATED).

*RESOLVED:*

*To 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.*

**8.6** 22/01966/FUL – 22 LAMBOURN ROAD  
HIP TO GABLE AND DORMER LOFT CONVERSION, SINGLE STOREY REAR  
EXTENSION AND TWO STOREY SIDE EXTENSION

*RESOLVED:*

*To OBJECT – Keynsham Town Council object on the following grounds:*

- (i) The proposal would constitute an over development of the site. The proposed development is therefore contrary to Bath and North East Somerset Council Placemaking Plan Policy D2.*
- (ii) The incongruous design does not provide continuity of the street frontage and the development does not relate positively to the street scene. The proposed development is therefore contrary to Bath and North East Somerset Council Placemaking Plan Policy D3.*
- (iii) The height of the property and excessive overbearing dormers will create overlooking on neighbouring properties affecting their amenity. The proposed development is therefore contrary to Bath and North East Somerset Council Placemaking Plan Policy D6.*

**8.7** 22/02177/FUL – 10 LYNDHURST ROAD  
ERECTION OF TWO STOREY SIDE EXTENSION WITH PART SINGLE STOREY REAR  
AND NEW PORCH.

*RESOLVED:*

*To 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.*

**8.8 22/02206/VAR – MINISTRY OF DEFENCE STORAGE AND DISTRIBUTION CENTRE, PIXASH LANE.**

Variation of conditions 3, 7, 23, 24, 29, 33 and 37 and deletion of conditions 15 and 16 of application 21/00435/ERE03 (Redevelopment and consolidation of existing depot site and adjacent land with associated staff parking and access and landscaping works to include the provision of the following: (i) a public re-use and recycling centre (RRC); (ii) material recovery facility (MRF); (iii) waste transfer station (WTS); (iv) Trader (bulky waste); Trade Waste Transfer Station (TWTS); (v) vehicle fleet storage and maintenance; (vi) MOT centre (public); (vii) BANES Parks and Grounds maintenance storage; (viii) BANES Highways winter service and salt store; and ancillary offices).

*RESOLVED:*

*To 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.*

**8.9 22/01644/AR - STREET RECORD, TEMPLE STREET  
DISPLAY OF TEMPORARY BANNERS AND FLAGS FOR PROMOTING EVENTS  
AND FESTIVAL**

*COMMENT ONLY*

*Keynsham Town Council as the applicants just comment that the application approval will allow for the promotion of the Town's Activities in approved locations which is much needed.*

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

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

**10. APPEAL NOTICES**

The appeal notices were received and noted.

**11. ITEMS FOR INFORMATION**

**22/00433/FUL - 5 CHERWELL ROAD**

*RESOLVED:*

*That the information be received and noted.*

**12. 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.*

**12. DATE OF NEXT MEETING**

**RESOLVED:**

That the next meeting of the Committee is scheduled to take place on **Monday 11<sup>th</sup> July 2022 at 7.30 p.m. in the Baptist Church, High Street, Keynsham**

The meeting finished at 8.25 p.m.

Signed: .....  
(Chairman)

Date: .....

DRAFT