

KEYNSHAM TOWN COUNCIL  
Minutes of the Planning & Development Committee meeting held on  
Monday 11<sup>th</sup> July 2022 at 7.30pm in the Baptist Church

**PRESENT:** Councillors C Fricker (Chair), A Greenfield, A McGuinness and J Wallcroft.

**IN ATTENDANCE:** Dawn Drury

**30. APOLOGIES FOR ABSENCE**

Councillors D Biddleston and D Brassington

**31. DECLARATIONS OF INTEREST**

There were none.

**32. DISPENSATIONS**

There were none.

**33. CONFIRMATION OF MINUTES**

*RESOLVED:*

*That the Minutes of the Planning meeting held on 20<sup>th</sup> June 2022 be confirmed as a true record and were signed by the Chairman.*

**34. PUBLIC PARTICIPATION**

There were two members of public present.

**35. QUESTIONS ON NOTICE BY MEMBERS**

There were none.

**36. SITE VISITS**

There were none.

**37. CONSULTATION ON PLANNING APPLICATIONS**

With permission of Councillors present item 8.7 22/02484/FUL –11 Winscombe Close – the erection of one 3 bed dwelling to the side of 11 Winscombe close with associated works was brought forward on the agenda.

**37.1 22/02484/FUL – 11 WINSCOMBE CLOSE  
THE ERECTION OF ONE 3 BED DWELLING TO THE SIDE OF 11 WINSCOMBE  
CLOSE WITH ASSOCIATED WORKS.**

*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.*

**37.2 22/02324/FUL – FLAT 39, BATH HILL  
ERECTION OF A SINGLE STOREY REAR EXTENSION TO EXISTING FLAT.**

*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.*

**37.3 22/02307/FUL – 9 CLAUDIUS ROAD  
CONVERSION OF ¾ OF ATTACHED GARAGE TO MAKE A THERAPY ROOM.**

*RESOLVED:*

*To OBJECT ON THE FOLLOWING GROUNDS –*

- The application still appears to be contrary to the provisions of condition 43 of application 17/01388/EVAR wherein the proposal to convert the garage into a habitable/commercial space would result the garage not be used in the prescribed manner and would set a precedent for further garage conversions on this development. The development permitted under application 17/01388/EVAR would subsequently no longer comply with a condition imposed on the development by that grant or permission and would therefore not be lawful.*
- Concerns are raised in the loss of parking and the possibility of on street parking by the homeowners and visitors in respect of the proposed therapy room. Therefore, the application would be contrary to policy D4 of the Bath and North East Somerset Council Placemaking Plan 2017*

**37.4 22/02435/FUL – 39 LOCKINGWELL ROAD  
ERECTION OF FIRST FLOOR EXTENSION OVER EXISTING.**

*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.*

**37.5 22/02303/FUL – 54 MINSMERE ROAD  
ERECTION OF TWO STOREY SIDE EXTENSION WITH GARAGE.**

*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.*

**37.6 22/02361/OUT – 12 SEVERN WAY  
ERECTION OF A THREE BEDROOM DETACHED DWELLING.**

*RESOLVED:*

*To SUPPORT the proposed Outline Application but will be interested to see the full*

*application plans in respect of this proposal together with any Highways comments relating to the positioning of the two proposed parking spaces in relation to narrow Welland Road directly opposite- 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.*

**37.7 22/02298/FUL - 67 ST LADOC ROAD  
ERECTION OF TWO STOREY REAR EXTENSION FOLLOWING DEMOLITION OF  
EXISTING EXTENSION.**

*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.*

**TREWORKS NOTIFICATION**

**37.8 22/02449/TCA – 18 WELLSWAY PLANNING AND DEVELOPMENT  
COMMITTEE PAGE 4 OF 7 11TH JULY 2022 - TWO TREES ABOUT 7 FEET  
AWAY FROM THE HOUSE, 30-40 FEET TALL, ONE WILD PLUM AND ONE  
LAUREL – REMOVE FULLY.**

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

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

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

**39. 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.*

**40. DATE OF NEXT MEETING**

**RESOLVED:**

That the next meeting of the Committee is scheduled to take place on **Monday 1<sup>st</sup> August 2022 at 7.30 p.m. in the Baptist Church, High Street, Keynsham**

The meeting finished at 8.15 p.m.

Signed: .....  
(Chairman)

Date: .....