

KEYNSHAM TOWN COUNCIL

Minutes of the Planning & Development Committee meeting held on
Monday 1st August 2022 at 7.30pm in the Baptist Church

PRESENT: Councillors D Brassington, C Fricker (Chair), A Greenfield,
A McGuinness

IN ATTENDANCE: Dawn Drury (Town Clerk), Katherine Sears (Deputy Town Clerk)
and Cllr Hal MacFie

41. APOLOGIES FOR ABSENCE

Councillors D Biddleston and D Cooper.

42. DECLARATIONS OF INTEREST

There were none.

43. DISPENSATIONS

There were none.

44. CONFIRMATION OF MINUTES

RESOLVED:

That the Minutes of the Planning meeting held on 11th July 2022 be confirmed as a true record and were signed by the Chairman.

45. PUBLIC PARTICIPATION

There were five members of public present.

46. QUESTIONS ON NOTICE BY MEMBERS

There were none.

47. SITE VISITS

There were none.

With permission of Councillors present item 8.6 – 22/01620/FUL– 35 Walden Road, Keynsham -
Erection of one dwelling with parking and associated works on land adjacent to 35 Walden Road
was brought forward on the agenda to hear members of the public.

48. CONSULTATION ON PLANNING APPLICATIONS

48.1 22/02603/CLEU - 53 Caernarvon Road

Erection of metal shed in garden of private house for storage of mobility scooter with
electrical charging facility site previously used for caravan storage and car parking.
(Certificate of Lawfulness of Existing Use).

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.*

48.2 22/02644/FUL – 14 Dapps Hill

Erection of a new rear single storey extension following demolition of existing rear single storey lean-to extension and associated external 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.*

48.3 22/02645/LBA – 14 Dapps Hill

Internal and external alterations for the erection of a new rear single storey extension following demolition of existing rear single storey lean-to 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.*

48.4 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.*

48.5 22/02679/FUL- 24 Oak Tree Walk

Erection of two storey side extension containing ancillary annexe

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.*

However, Keynsham Town Council request that a condition be imposed on this application, that should it be permitted, the proposed development should in the future not be divided to create a separate dwelling but should remain part of the main property.

49.6 22/01620/FUL– 35 Walden Road, Keynsham

Erection of one dwelling with parking and associated works on land adjacent to 35 Walden Road. *NB revised plans, now Bungalow rather than 2-storey.*

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.

50. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

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

51. APPEAL DECISION

APPEAL REFERENCE APP/F0114/W/21/3279341 – PLANNING APPLICATION 21/00701/OUT – TREETOPS NURSING HOME ST. CLEMENT’S ROAD

RESOLVED:

To receive and note the information.

52. ITEM FOR DECISION

Consultation of Wyevale Garden Centre site.

RESOLVED:

That Keynsham Town Council object to the proposed development of a three-storey building at the Keynsham end of the former Wyevale Garden Centre site, fronting Bath Road, together 70 - 80 two storey units of Class E floorspace (office, Light industrial) near the Hicks Gate roundabout on the following grounds:

The proposed development is contrary to Bristol City Council’s proposal for the site of a new neighbourhood of 750 houses and the Bristol Local Plan which is currently being prepared indicates that the land will be removed from the Green Belt as part of a new neighbourhood. It is essential that Bristol City Council continue with their new neighbourhood plans, in order to meet their and the southwest’s housing requirements, as laid down by Government. Once the application is registered with Bristol City Council and the full plans are available as part of the planning consultation, Keynsham Town Council would welcome the opportunity to make further representations.

53. ITEMS FOR INFORMATION

51.1 TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

RESOLVED:

To receive and note the information.

51.2 LOCAL PLAN PARTIAL UPDATE EXAMINATION UPDATE

RESOLVED:

To receive and note the information.

52 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.

39. DATE OF NEXT MEETING

RESOLVED:

That the next meeting of the Committee is scheduled to take place on **Monday 22nd August 2022 at 7.30 p.m. in the Baptist Church, High Street, Keynsham**

The meeting finished at 8.08 p.m.

Signed:
(Chairman)

Date: