

KEYNSHAM TOWN COUNCIL
Minutes of the Planning & Development Committee meeting held on
Monday 24th October 2022 at 7.30pm in the Baptist Church

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

NOT PRESENT: Councillors D Biddleston and J Wallcroft.

IN ATTENDANCE: Dawn Drury (Town Clerk).

103. APOLOGIES FOR ABSENCE

There were none.

104. DECLARATIONS OF INTEREST

There were none.

105. DISPENSATIONS

There were none.

106. CONFIRMATION OF MINUTES

RESOLVED:

That the Minutes of the Planning meeting held on 3rd October 2022 be confirmed as a true record and signed by the Chairman.

107. PUBLIC PARTICIPATION

There was one member present.

108. QUESTIONS ON NOTICE BY MEMBERS

There were none.

109. SITE VISITS

There were none.

110. CONSULTATION ON PLANNING APPLICATIONS

110.1 22/03767/FUL – CHOPPERPOD COTTAGE, LAYS FARM TRADING ESTATE

Conversion of garage to 2 bed dwelling.

RESOLVED:

To OBJECT – The development proposal is inappropriate within the Lays Farm Trading Estate, being sited adjacent to a commercial building which is a joinery factory, an industry that creates much noise from various pieces of machinery. Keynsham is suffering from a loss of facilities that could be converted into essential light industry, storage and workshop

premises. Such garages/storage buildings should not be converted into dwellings.

110.2 22/02991/AR – 213 BATH ROAD

Display of external signage for the new care home development permitted under approval 19/05133/FUL as detailed in the ASAP Visual Presentation document dated 8th June 2022.

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.*

110.3 22/03663/FUL – 52 PARK ROAD

Demolition to remove the large existing garage and conservatory. Single storey side extension to house bike storage, utility/boot room and useable second entrance.

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.*

110.4 22/03713/AR – SPECSAVERS, 12 TEMPLE STREET

Display of internally illuminated fascia and internally illuminated projecting sign.

RESOLVED:

To OBJECT – Keynsham Town Council’s current recommendation is that we will not support projecting signage above any shops/businesses in our town centre, especially within the conservation area.

To SUPPORT – Keynsham Town Council support the installation of the internally illuminated fascia signage

110.5 22/03836/FUL – 8 AVON ROAD

Erection of attached 4 bed dwelling.

RESOLVED:

To OBJECT – The design of the proposal is inappropriate and out of keeping with the street scene hence is contrary to B&NES Council materials and design policy. The destruction of a long-standing trio of terraced houses within the conservation area is not acceptable and hence is contrary to B&NES Council Placemaking Policy D1b in that it does not contribute to the distinctiveness, identity or history of this street.

110.6 22/03885/FUL – TYNING, COURTENAY ROAD

Erection of single storey rear extension and replacement dormer to the front.

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.*

110.7 22/03945/FUL – 9 GAINSBOROUGH ROAD

Proposed front extension.

RESOLVED:

*To OBJECT – The proposal is inappropriate on the front of the building changing the shape
and style of the existing house and spoiling the street scene. The proposal is contrary to
B&NES Council Placemaking Policy D1b and does not contribute to the distinctiveness and
identity of this street.*

110.8 22/04001/FUL – 57 LAYS DRIVE

Proposed single storey side extension and front 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.*

110.9 22/03982/FUL – 22 QUEENS ROAD

Proposed alterations to roof structure to provide 2no. attic bedrooms with rear dormer.
Front porch canopy and side garden shed.

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.*

110.10 22/03977/FUL – PARCEL 5252, STOCKWOOD VALE

Formation of an all-weather equine exercise area (menage) on equestrian land.

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.*

110.11 22/04059/FUL – 7 KENNET ROAD, KEYNSHAM

Demolition of single-storey outbuildings. Erection of single-storey porch and rear
extension. Two-storey side extension. Alterations to drive, including widening of access

RESOLVED:

*To OBJECT – The design is incongruous with other properties within Kennet Road and other
nearby streets. The proposal is at complete variance with the street scene hence is contrary
to B&NES Council materials and design policy.*

111. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

RESOLVED:

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

112. ITEM FOR DECISION**FRACKING****RESOLVED:**

- (i) *That the Planning and Development Committee will be openminded when considering any applications involving fracking.*
- (ii) *That the Planning and Development Committee will consider planning applications for fracking against adopted Local Plan Policies, including Green Belt together with Placemaking Plan Policy M5 on Conventional and Unconventional Hydrocarbons. This policy focusses on avoiding adverse impact on water sources and other environmental/human health impacts.*

113. 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.

114. DATE OF NEXT MEETING**RESOLVED:**

That the next meeting of the Committee is scheduled to take place on **Monday 21st November 2022 at 7.30 p.m. in the Baptist Church, High Street, Keynsham.**

The meeting finished at 8.34 p.m.

Signed:
(Chairman)

Date: 24.10.22