

KEYNSHAM TOWN COUNCIL

Minutes of the Planning & Development Committee meeting held on
Monday 21st November 2022 at 7.30pm in the Baptist Church

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

NOT PRESENT: Councillor J Wallcroft.

IN ATTENDANCE: Dawn Drury (Town Clerk).

115. APOLOGIES FOR ABSENCE

Cllr D Cooper.

116. DECLARATIONS OF INTEREST

There were none.

117. DISPENSATIONS

There were none.

118. CONFIRMATION OF MINUTES

RESOLVED:

That the Minutes of the Planning meeting held on 24th October 2022 be confirmed as a true record and signed by the Chairman.

119. PUBLIC PARTICIPATION

There were none.

120. QUESTIONS ON NOTICE BY MEMBERS

There were none.

121. SITE VISITS

There were none.

122. CONSULTATION ON PLANNING APPLICATIONS

122.1 22/04303/CDCOU – Redwood House, 65 Bristol Road

Prior approval application for the conversion of offices to use as 3no. two bedroom and 4no. one bedroom dwelling houses (total 7no. units) with associated bin and cycle storage.

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.*

122.2 22/04220/FUL – 14 Chaffinch Avenue

Single storey side extension.

RESOLVED:

To SUPPORT with comment - 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.

It would be helpful if Bath and North East Somerset Council resolved the issues of the incorrectly shown boundary (as shown on the location plan) and the driveway access in respect of the comments of the residents of number 12 Chaffinch Avenue.

122.3 22/04245/FUL – 5 Culvers Road

Double storey extension to side.

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.

122.4 22/04316/FUL – 12 Dapps Hill

Minor internal alterations to existing rear hall and shower room. Erection of rear lobby. 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.

Cllr D Biddleston arrived for the meeting.

122.5 22/04317/LBA– 12 Dapps Hill

Minor internal alterations to existing rear hall and shower room. Erection of rear lobby. 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.

122.6 22/03860/FUL – 11 The Brambles

Erection of a single storey rear 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.

122.7 22/04170/FUL – 8 Torridge Road

Proposed two storey side extension, part single and two storey rear extension and internal alterations.

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.

122.8 22/04167/FUL – 136 Wellsway

Loft extension with hip to gable conversion, rear and front dormers, rear extension, and front atrium.

RESOLVED:

To SUPPORT with comment - 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, Bath and North East Somerset Council are asked to ensure that the building line is preserved, as it appears from the plans that the atrium extends beyond the building line.

123. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL**RESOLVED:**

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

124. APPEAL DECISION**RESOLVED:**

To receive and note the appeal decision on – 20/0479/OUT – Parcel 1991, Bath Road, Keynsham

Proposal: Outline application for up to 5,700 sqm (GEA) of flexible use commercial development falling within Use Classes B1(b), B1(c), B2, and B8 with primary access onto Bath Road. All matters reserved except access.

The Inspectorate dismissed the appeal against the refusal of this application.

125. ITEM FOR DECISION**CONSTITUENCY BOUNDARY REVIEW****RESOLVED:**

- (i) That the information in respect of the Constituency Boundary Review be received and noted.*

RECOMMENDED:

- (i) *That the Town Council respond to the Constituency Boundary View Consultation as follows:*

The title of the Constituency be amended, so that Keynsham appears in the title and that it is pointed out that Hanham is a Parish Council and not a County Council.

126. 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.

127. DATE OF NEXT MEETING

RESOLVED:

That the next meeting of the Committee is scheduled to take place on **Monday 12th December 2022** at 7.30 p.m. in the Baptist Church, High Street, Keynsham.

The meeting finished at 8.15 p.m.

Signed:
(Chairman)

Date: