



KEYNSHAM TOWN COUNCIL
Minutes of the Planning & Development Committee meeting held on
Monday 6th February 2023 at 7.30pm in the Baptist Church

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

NOT PRESENT: Cllrs D Biddleston and J Wallcroft

IN ATTENDANCE: Dawn Drury (Town Clerk)

156. APOLOGIES FOR ABSENCE

Councillors D Cooper.

157. DECLARATIONS OF INTEREST

There were none.

158. DISPENSATIONS

There were none.

159. CONFIRMATION OF MINUTES

RESOLVED:

That the Minutes of the Planning meeting held on 9th January 2023 be confirmed as a true record and signed by the Chairman.

160. PUBLIC PARTICIPATION

There were none.

161. QUESTIONS ON NOTICE BY MEMBERS

There were none.

162. SITE VISITS

There were none.

163. CONSULTATION ON PLANNING APPLICATIONS

163.1 23/00259/FUL - Breaches Farmhouse, Cherwell Road

Erection of 2 storey extension (Resubmission).

RESOLVED:

To OBJECT ON THE FOLLOWING GROUNDS:-

- (i) *The proposed extension by reason of its scale, height and degree is overbearing and would not only have implications on the neighbouring properties but would be*

incongruous with the street setting and therefore would fail to respond to the local context. The proposal is therefore contrary to Policy D5 of the Local Plan.

- (ii) The proposed extension would not complement or enhance the host building and would harm its character and appearance. It would therefore conflict with Policy D5 of the Bath and North East Somerset Local Plan which requires well detailed design.*
- (iii) Concerns have been raised in respect of the affect that such a large development, together with the introduction of additional light, will have on the local bat population. Therefore it is a necessity that a full ecology report should be submitted in respect of this application.*
- (iv) If Bath and North East Somerset Council are indeed to permit this application Keynsham Town Council would request that at no time in the future the garage be granted permission for conversion into a dwelling space.*

163.2 23/00046/FUL - 24 Dartmouth Walk

Erection of 1 no. two bedroom dwelling attached to existing.

RESOLVED:

To OBJECT ON THE-FOLLOWING GROUNDS

- (i) The proposed dwelling would by reason of its size and siting constitute an overdevelopment of this site.*
- (ii) The dwelling would be out of keeping with the established character and appearance of the street scene.*
- (iii) In respect of the above there would be unacceptable harm to the character and appearance of the surrounding.*

Keynsham Town Council consider that the proposal would totally conflict with Policy D4 of the Bath and North East Somerset adopted Placemaking Plan 2017.

163.3 23/00043/FUL - 59 The Mead

Erection of a single storey rear extension and alteration to windows to the rear of the first floor.

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 Bath and North East Somerset adopted Placemaking Plan 2017.

163.4 23/00104/FUL - 38 West View Road

Erection of single storey rear 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.

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

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

165. ITEM DECISION**AREA OF GREAT LANDSCAPE VALUE OR LOCAL GREEN SPACE DESIGNATION FOR KEYNSHAM NORTH (Attached Saltford's AGLV OR LGS designation document for Saltford South)****RESOLVED:**

- (i) That Keynsham Town Council produce an AGLV or LGS designation document to compliment and those produced by Saltford Parish Council for submission to B&NES.*
- (ii) That this document be produced by Keynsham Town Council officers and brought to Planning and Development Committee for consideration before recommendation to full Council for approval and submission to B&NES Council.*
- (iii) This document, if possible, should be presented to the 6th March 2023 Planning and Development Committee in order that a recommendation to approve may be submitted to full Council on 14th March 2023.*

166. ITEMS FOR INFORMATION**166.1 BATH'S CLEAN AIR ZONE CHARGING ORDER - HGV's****RESOLVED:**

To note that the Town Council Consultation response in respect of the above was submitted on 19th January 2023.

166.2 ADOPTION OF LOCAL PLAN PARTIAL UPDATE (LPPU) AND SUPPLEMENTARY PLANNING DOCUMENTS (SPDS)**RESOLVED:**

To receive and note the information.

166.3 9 GAINSBOROUGH ROAD KEYNSHAM – PROPOSED FRONT EXTENSION**RESOLVED:**

To receive and note the information.

164. LIST OF OUTSTANDING PLANNING APPLICATIONS

RESOLVED:

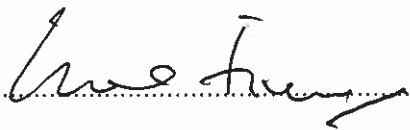
That the information concerning planning applications that had remained undetermined for a period of 8 weeks or longer be received and noted.

165. DATE OF NEXT MEETING

RESOLVED:

That the next meeting of the Committee is scheduled to take place on **Monday 6th March 2023** at 7.30 p.m. in the Baptist Church, High Street, Keynsham.

The meeting finished at 8.10 p.m.

Signed:.....
(Chairman)

Date:.....