

KEYNSHAM TOWN COUNCIL

Minutes of the Planning & Development Committee meeting held on Monday 6th
March 2023 at 7.30pm in the Baptist Church, High Street

PRESENT: Cllrs D Biddleston, C Fricker, A Greenfield and A McGuinness

NOT PRESENT: Cllr J Wallcroft, D Cooper

IN ATTENDANCE: Dawn Drury (Town Clerk)

175. APOLOGIES FOR ABSENCE

Cllr D Brassington.

176. DECLARATIONS OF INTEREST

There were none.

177. DISPENSATIONS

There were none.

178. CONFIRMATION OF MINUTES

RESOLVED:

That the Extra Ordinary Minutes of the Planning meeting held on 20th February 2023 be confirmed as a true record and signed by the Chairman.

179. PUBLIC PARTICIPATION

There were none.

180. QUESTIONS ON NOTICE BY MEMBERS

There were none.

181. SITE VISITS

There were none.

182. CONSULTATION ON PLANNING APPLICATIONS

182.1 23/00478/FUL - 38 High Street

Installation of 5no windows and 1no door on the side southern elevations to existing offices.

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 Bath and North East Somerset adopted Placemaking Plan 2017 and Local Plan (Core Strategy) Partial Update Jan 2023.*

182.2 23/00660/FUL – Systopia Consulting Limited Proximity House, Pixash Business Centre, Pixash Lane.

Construction of 2no. industrial units (Use class B2, B8, E(g)) with associated parking, external yards, landscaping and services.

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 and Local Plan (Core Strategy) Partial Update Jan 2023.

Keynsham Town Council have concerns in respect of the development being of Class B2, which could have a detrimental effect on the local community if the wrong type of industry is permitted so close to residential properties, which has been the case in other areas of the town.

182.3 23/00240/FUL - 9 Severus Street

To relocate an existing fence and erect a new fence, to match existing, on the front elevation of the property.

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 Bath and North East Somerset adopted Placemaking Plan 2017 and Local Plan (Core Strategy) Partial Update Jan 2023.

182.4 22/00460/FUL - 53 Warwick Road

Erection of two storey front extension and one storey first floor rear extension on columns, side door and window blocked up and internal remodelling.

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 Bath and North East Somerset adopted Placemaking Plan 2017 and Local Plan (Core Strategy) Partial Update Jan 2023

183. TREEWORCS NOTIFICATIONS

183.1 23/00417/TCA - 4 Avon Road

Hawthorn T1 -fell to near ground level.

RESOLVED:

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

184. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

RESOLVED:

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

185. APPEAL NOTICE

Appeal Ref: 23/00006/RF

Application Ref: 21/04795/FUL Former Garden Centre, Whitegate Nurseries, Stockwood Hill

Conversion of existing 4 buildings to form 6 dwellings, with associated parking and internal access road.

RESOLVED:

(i) To receive and note the Appeal.

(ii) No additional comments to be sent to the Planning Inspectorate by 17th March 2023.

186. APPEAL DECISION

186.1 Appeal Ref: APP/F0114/D/22/3297834 - Ashfield, Stockwood Vale, Keynsham, BS31 2AP

RESOLVED:

To receive and note that the Appeal is dismissed.

186.2 Appeal Ref: APP/F0114/D/22/3303760 – 6 Summerleaze, Keynsham, BS31 2BZ

RESOLVED:

To receive and note that the Appeal is dismissed.

187. ITEMS FOR DECISION

187.1 PROPOSED CHANGES TO THE RIGHTS OF WAY NETWORK IN KEYNSHAM - CREATION OF PUBLIC BRIDLEWAY AT ABBOTS WOOD, KEYNSHAM

RESOLVED:

(i) That Keynsham Town Council supports and welcomes the proposed changes to the rights of way network in Keynsham and creation of the new designated public bridleway at Abbots Wood, Keynsham.

(ii) That the Town Clerk informs the Public Rights of Way Officer of this decision by 10th March 2023.

187.2 23/P/0176/AOC BRISTOL AIRPORT REQUEST TO DISCHARGE CONDITION NUMBER 5 (COMPLIANCE WITH TOTAL PASSENGER NUMBERS NOT EXCEEDING 12 MILLION PER ANNUM) ON APPLICATION 18/P/5118/OUT

RESOLVED:

That Keynsham Town Council reiterate the objections of the PCAA.

187.3 PCAA SUPPORTING BRISTOL AIRPORT ACTION NETWORK (BAAN) IN THE APPEAL COURT

RESOLVED:

- (i) That the Planning and Development Committee recommend that full Council consider the letter from the PCAA.*
- (ii) That the Planning and Development recommend that Town Council be aware that this Committee have concerns with the financial implications associated with the Town Council making a donation to the PCAA to support BAAN's Appeal, especially in current climate.*

187.4 KEYNSHAM TOWN COUNCIL LOCAL GREEN SPACE/AREA OF GREAT LANDSCAPE VALUE DRAFT DOCUMENT

RESOLVED:

- (i) To receive and note the Keynsham Town Council LGS/GLVA Draft Document.*
- (ii) That the Planning and Development Committee consider that no amendments are required to the draft document. The full Council comment in respect of the same.*
- (iii) That the Planning and Development Committee recommend to full Council that the document be shared with Saltford Parish Council for their comments.*
- (iv) That the Planning and Development Committee recommend to full Council the document be sent to B&NES Council once the document is fully finalised.*

188. ITEM FOR INFORMATION

188.1 BRISTOL AIRPORT EXPANSION HEARING CASE NO. CO/928/2022

RESOLVED:

To receive and note the above.

189. LIST OF OUTSTANDING PLANNING APPLICATIONS

RESOLVED:

To receive and note the information.

190. DATE OF NEXT MEETING

RESOLVED:

That the next meeting of the Committee is scheduled to take place on **Monday 27th March 2023 at 7.30 p.m. in the Baptist Church, High Street, Keynsham.**

The meeting finished at 8.30 p.m.

Signed:
(Chairman)

Date:

DRAFT