



KEYNSHAM TOWN COUNCIL

Minutes of the Planning & Development Committee meeting held on Monday 27<sup>th</sup>  
March 2023 at 7.30 pm in the Baptist Church, High Street

PRESENT: C Fricker, A Greenfield, Cllr D Brassington, D Cooper and A McGuinness

NOT PRESENT: Cllr J Wallcroft,

IN ATTENDANCE: Katherine Sears (Deputy Town Clerk)

**191. APOLOGIES FOR ABSENCE**

Apologies received and accepted from Cllr D Biddleston.

**192. DECLARATIONS OF INTEREST**

There were none.

**193. DISPENSATIONS**

There were none.

**194. CONFIRMATION OF MINUTES**

**RESOLVED:**

*The signing and confirmation of the minutes from Planning and Development meeting on 6<sup>th</sup> March to be deferred until after the pre-election period.*

**195. PUBLIC PARTICIPATION**

There were none.

**196. QUESTIONS ON NOTICE BY MEMBERS**

There were none.

**197. SITE VISITS**

There were none.

**198. CONSULTATION ON PLANNING APPLICATIONS**

**198.1 23/00985/FUL Flat 1 2-4 High Street**

Replacement of existing windows and doors on road (NE) facing elevation with new timber to match. Replacement of existing doors and windows to rear (SW) elevation with new uPVC to match existing style and opening pattern (Works to 8no. self-contained flats only at 2-10 High Street, not to commercial properties below).

**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.*

### **198.2 23/000986/LBA Flat 1 2-4, High Street, Keynsham**

Internal and external works for the replacement of existing windows and doors on road (NE) facing elevation with new timber to match. Replacement of existing doors and windows to rear (SW) elevation with new uPVC to match existing style and opening pattern (Works to 8no. self-contained flats only at 2-10 High Street, not to commercial properties below).

**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.*

### **198.3 23/00733/FUL – 186 Park Road**

Erection of an amenity/store building (retrospective).

**RESOLVED:**

*NOTED - 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.*

### **198.4 23/00758/FUL – 8 Tamar Road**

Erection of first floor side and rear extension new hipped roof.

**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*

## **199. TREEWORCS NOTIFICATIONS**

### **199.1 23/00925/TCA – 17 Wellsway**

Beech T1 – crown thin by up to 25% Horse Chestnut T2 - fell

**RESOLVED:**

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

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

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

**201. ENFORCEMENT NOTICE RECIEVED**

**23/00105/UNDEV – The Wright Butcher, 9 High Street**

Re: New Roller Shutter Installed (Appeal Attached)

**RESOLVED:**

*Enforcement Notice received and noted.*

**202. ITEM DECISION****KEYNSHAM TOWN COUNCIL LOCAL GREEN SPACE/AREA OF GREAT LANDSCAPE VALUE UPDATED DRAFT DOCUMENT**

The Town Council's proposed AGLV/LGS document was forwarded to Saltford Parish Council for comments and the following comments have been received: -

The document looks excellent and is sufficiently comprehensive.

An amendment was suggested for page 8 and this is shown in blue on the updated document.

Saltford have requested a statement in support of their submission and this had been added to page 2 on the draft document in blue.

**RESOLVED:**

*i) Amended documents received and noted.*

*ii) That the updated document be sent to B&NES Council and shared with Saltford Parish Council.*

**203. ITEM FOR INFORMATION**

Appeal Ref: 3313592 Former Garden Centre Whitegate Nurseries.

Appeal Hearing confirmation for 9<sup>th</sup> May.

**RESOLVED: Information received and noted.**

**204. APPEAL NOTICE**

**22/04059/FUL 7 Kennet Road**

**Appeal reference 23/0008/HOUSE**

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: Appeal received and noted.**

**205. LIST OF OUTSTANDING PLANNING APPLICATIONS**

**RESOLVED:**

*To receive and note the information.*

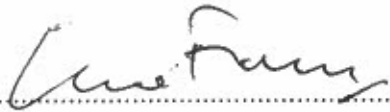
**206. DATE OF NEXT MEETING**

**RESOLVED:**

That the next meeting of the Committee is scheduled to take place on **Monday 17<sup>th</sup> April 2023** at 7.30 p.m. in the **Baptist Church, High Street, Keynsham.**

The meeting finished at 8.10 p.m.

Signed: .....  
(Chairman)



Date: 11-04-23 .....