

## KEYNSHAM TOWN COUNCIL

Minutes of the Planning & Development Committee meeting held on Monday 22<sup>nd</sup> May 2023 at 7.30 pm in the Baptist Church, High Street

PRESENT: Cllrs David Brassington, Caitlin Brennan, Martin Burton, Clive Fricker (Chair), Alan Greenfield (Vice Chair) and Edmund Cannon.

NOT PRESENT:

IN ATTENDANCE: Dawn Drury (Town Clerk)

### 1. ELECTION OF CHAIRMAN 2023/2024

*RESOLVED:*

*To note that Cllr Clive Fricker has been elected as the Chair of the Planning and Development Committee for the Municipal Year 2023/2024, as agreed at the Annual Meeting of the Town Council on 11<sup>th</sup> May 2023.*

### 2. ELECTION OF VICE CHAIRMAN 2023/2024

*RESOLVED:*

*To note that Cllr Alan Greenfield has been elected as the Vice Chair of the Planning and Development Committee for the Municipal Year 2023/2024, as agreed at the Annual Meeting of the Town Council on 11<sup>th</sup> May 2023.*

### 3. MEMBERSHIP OF THE PLANNING AND DEVELOPMENT COMMITTEE 2023/2024

*RESOLVED:*

*To note that Councillors Clive Fricker, Alan Greenfield, David Brassington, Caitlin Brennan, Martin Burton, Edmund Cannon and Chris Davis are the appointed members of the Committee for the Municipal Year 2023/2024, as agreed at the Annual Meeting of the Town Council on 11<sup>th</sup> May 2023.*

### 4. APOLOGIES FOR ABSENCE

Apologies received and accepted from Cllr Chris Davis.

### 5. DECLARATIONS OF INTEREST

There were none.

### 6. DISPENSATIONS

There were none.

## 7. TERMS OF REFERENCE

**RESOLVED:**

*To inform full Council that no amendments to the Terms of Reference are required by the Planning and Development Committee.*

## 8. CONFIRMATION OF MINUTES

**RESOLVED:**

*That the Minutes of the Planning & Development Committee meeting held on Monday 17<sup>th</sup> April 2023 (previously circulated) be confirmed as a true record and signed by the Chairman.*

## 9. PUBLIC PARTICIPATION

There were two.

## 10. QUESTIONS ON NOTICE BY MEMBERS

**RESOLVED:**

*To note that there were none.*

## 11. SITE VISITS

There were none.

## 12. CONSULTATION ON PLANNING APPLICATIONS

With agreement of the members of the committee item 12.2 on the agenda was brought forward for consideration, as a member of the public was present.

### 12.1 **23/01283/VAR - 26 Gaston Avenue**

Variations to conditions 9 (parking (Compliance)) and 11 (Plans List (Compliance)) of application 20/00563/FUL (Erection of 1 no 1 bed dwelling).  
*(Change to Block Plan).*

**RESOLVED:**

*To OBJECT to the variation of the Block Plan.*

*Whilst Keynsham Town Council supported application 20/00563/FUL which was consequently approved by B&NES Council, the Town Council Planning and Development Committee object to the variation on the following grounds: -*

- (i) The narrowness of the lane on to which the property will front raises strong concerns in respect of highway safety for both vehicular users and pedestrians, together with access issues for emergency vehicles hence the development proposal is contrary to Policy ST7 'Transport Requirements for Managing Development of Bath and North East Somerset adopted Placemaking Plan 2017 and Local Plan (Core Strategy) Partial Update Jan 2023.*

- (ii) *The extension of a wall that edges the parking area to accommodate the properties waste refuse facilities, limits the parking provision and extends into the lane making access to neighbouring garaging difficult, affecting the amenity of neighbours. Again, contrary to Policy ST7 of Bath and North East Somerset adopted Placemaking Plan 2017 and Local Plan (Core Strategy) Partial Update Jan 2023.*
- (iii) *The variation Block Plan over intensifies the plot and is compromising to an adjoining site. The proposal is not in accordance with Policy D3 m. of Bath and North East Somerset adopted Placemaking Plan 2017.*

## 12.2 23/01514/FUL - 21 Balmoral Road

Erection of two storey side and single storey rear extension following demolition of existing outhouse.

**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.*

## 12.3. 23/01326/AR – Mokka Blc, 34 High Street

Display of 3 no. externally illuminated fascia signs (Retrospective).

**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.*

## 12.4. 23/01678/FUL - 12 Lyndhurst Road

Erection of double storey rear and side 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 Bath and North East Somerset adopted Placemaking Plan 2017 and Local Plan (Core Strategy) Partial Update Jan 2023.*

## 12.5. 23/01621/FUL - 17 Medway Drive

Erection of double garage side 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 Bath and North East Somerset adopted Placemaking Plan 2017 and Local Plan (Core Strategy) Partial Update Jan 2023*

## 12.6. 23/01662/FUL - 85 The Mead

Proposed single storey extension to create larger kitchen dining.

**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.*

## 13. TREWORKS

### 23/01643/TCA - Limekilns Woodland, Limekilns Close

T6 (Maple) – Fell and treat stump with eco plugs.

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

## 14. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

**RESOLVED:**

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

## 15. ITEMS FOR DECISION

There were none.

### 15.1 CONSULTATION ON A REGISTRATION SCHEME FOR SHORT-TERM LETS IN ENGLAND (SEE ATTACHED).

**RESOLVED:**

*That the Planning & Development Committee’s responses to the consultation be submitted to the Department of Culture, Media and Sport.*

Cllrs Brennan and Cannon left during the consultation process.

## 16. ITEMS FOR INFORMATION

**RESOLVED:**

*To note there were none.*

## 17. LIST OF OUTSTANDING PLANNING APPLICATIONS

**RESOLVED:**

*To receive and note the information.*

18. DATE OF NEXT MEETING

**RESOLVED:**

That the next scheduled meeting of this Committee will be held in the **Baptist Church, High Street, Keynsham on Monday 19<sup>th</sup> June 2023 at 7.30 p.m.**

The meeting finished at 8.40 p.m.

Signed: .....  
(Chairman)

Date: .....

DRAFT