

KEYNSHAM TOWN COUNCIL

Minutes of the Planning & Development Committee meeting held on Monday
19th June 2023 at 7.30 pm in the Baptist Church, High Street

PRESENT: Cllrs David Brassington, Caitlin Brennan, Edmund Cannon, Chris Davis
and Clive Fricker (Chair).

NOT PRESENT:

IN ATTENDANCE: Dawn Drury (Town Clerk)

19. APOLOGIES FOR ABSENCE

Apologies received and accepted from Cllrs Martin Burton and Alan Greenfield (Vice
Chair).

20. DECLARATIONS OF INTEREST

There were none.

21. DISPENSATIONS

There were none.

22. CONFIRMATION OF MINUTES

RESOLVED:

*That the Minutes of the Planning & Development Committee meeting held on Monday 22nd
May 2023 (previously circulated) be confirmed as a true record and signed by the
Chairman.*

23. PUBLIC PARTICIPATION

There were none.

24. QUESTIONS ON NOTICE BY MEMBERS

There were none.

25. SITE VISITS

There were none.

26. CONSULTATION ON PLANNING APPLICATIONS

26.1 23/02002/FUL 46 Bath Road, Keynsham

Erection of a two storey and single storey rear extension. Addition of a Juliette balcony and aluminium framed glazing to replace rear bedroom window. Addition of a Velux skylight to the front and west, and a dormer window to the rear.

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.

26.2 23/01913/FUL 73 Bath Road, Keynsham

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

Comment – the proposal may not be the most efficient way of building, with two external walls on the first floor splitting the two rear bedrooms with a terraced area beneath.

26.3 23/01679/FUL 138 Bath Road, Keynsham

Conversion of detached garage at rear of property into a home salon.

RESOLVED:

To note that this application has been invalidated as it would require a change of use application to be submitted and permitted in advance of an application for development.

26.4 23/02079/FUL 124 Charlton Road, Keynsham

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

26.5 23/02031/AR British Heart Foundation, 59 High Street

Display of non-illuminated GRP timber effect fascia sign with decorative moulded trim with applied pre-spaced white vinyl text and logo, and non-illuminated projecting sign GRP timber effect with decorative moulded trim.

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.

26.6 23/01797/FUL 41 Severus Street, Keynsham

Solid panel roof extension to the rear of the dwelling.

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.

26.7 23/01873/PIP 62 St Clement's Road

Application for Permission in Principle for the development of the site to provide a minimum of four dwellings and a maximum of six dwellings, together with associated hard/soft landscape works and drainage.

RESOLVED:

To OBJECT – The proposed application for Permission in Principle constitutes an overdevelopment of the site and would be contrary to Bath and North East Somerset Council Policy D1 of Bath and North East Somerset adopted Placemaking Plan 2017 and Local Plan (Core Strategy) Partial Update Jan 2023.

26.8 23/01906/VAR 11 Winscombe Close, Keynsham

Variation of condition 2 (Plans List) of application 22/02484/FUL. (The erection of one 3-bed dwelling to the side of 11 Winscombe Close with associated works). (The applicant has requested that the loft be shown with a dormer to show additional bedroom and ensuite space.)

To OBJECT – The proposed variation application constitutes an edition (loft with dormer to show additional bedroom and ensuite space) that has a scale that is not acceptable and would not contribute to the identity of local neighbouring properties and could set a precedent for similar development. Hence, would be contrary to Bath and North East Somerset Council Policy D1 and D1b of Bath and North East Somerset adopted Placemaking Plan 2017 and Local Plan (Core Strategy) Partial Update Jan 2023.

TREWORKS

26.9 23/01746/TPO Abbotshill, Durley Park, Keynsham

Leyland Cypress (H1) and Hawthorn (T4) – Remove.

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.

26.10 23/0194/TPO 29 Bath Road, Keynsham

Black Pine T1 – fell.

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

26.11 23/01946/TCA Winnies Barn, St Clement's Road, Keynsham

Hawthorn Hedge H1 - reduce the section to 2 metres and maintain at this height. Willow tree - T2 - Remove to reduce any future risk to the property.

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

27. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

RESOLVED:

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

28. APPEAL DECISIONS

There were none.

29. KEYNSHAM TOWN COUNCIL 4 YEAR PLAN

RESOLVED:

That the Keynsham Town Council 4 Year Plan needed no amendments/additions in respect of Planning matters/projects.

30. ENFORCEMENT

RESOLVED:

To raise an enforcement notice with B&NES Council in respect of one commercial property displaying illuminated advertising signage and shutters in a conservation area

and a further commercial property displaying illuminated advertising signage in a conservation area both being retrospective.

31. ITEMS FOR DECISION

31.1 MANOR WOODS CONSULTATION

RESOLVED:

That the Town Clerk notify Councillors about the consultation, and it be suggested to them that they may wish to complete the Manor Road Community Woodland Consultation questions individually, as the questions are personal to those that use the woodland.

31.2 LOCAL GREEN SPACE REVIEW

RESOLVED:

- (i) To receive and note the letter.*
- (ii) That no additional green spaces be submitted to B&NES Council, in addition to those already forwarded to B&NES Council in the past.*

31.3 PCAA PLANNING REPORT

RESOLVED:

- (i) To note the objection submitted by the PCAA.*
- (ii) To note that the Town Council, as members of the PCAA will continue to support the organisation when required.*

32. ITEMS FOR INFORMATION

32.1 23/01283/VAR 26 Gaston Venue

RESOLVED:

To receive and note that this application was referred to the Chair and Vice Chair given the call in and opposition of the Town Council. Both resolved to delegate the decision to officers. We will be notified when a decision is formally issued.

32.2 23/P/1039/AOC Bristol Airport

RESOLVED:

To receive and note the PCAA objection to planning application 23/P/1039/AO – Request to discharge conditions 20 & 25 (Integrated Landscape and Biodiversity Mitigation and Management Plan details), Condition 23 (Biodiversity Construction Management Plan details) and Condition 24 (Scheme of Grassland Mitigation and Translocation) on application 18/P/5118/OUT - Bristol Airport Ltd

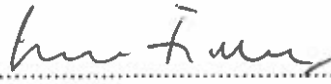
33. LIST OF OUTSTANDING PLANNING APPLICATIONS**RESOLVED:**

To receive and note the information.

34. 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 17th July 2023 at 7.30 p.m.

The meeting finished at 8.32 p.m.

Signed: 
(Chairman)

Date: 17 July 23