



KEYNSHAM TOWN COUNCIL

Minutes of the Planning & Development Committee meeting held on Monday  
17th July 2023 at 7.30 pm in the Baptist Church, High Street

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

IN ATTENDANCE: Dawn Drury (Town Clerk)

35. APOLOGIES FOR ABSENCE

There were none.

36. DECLARATIONS OF INTEREST

There were none.

37. DISPENSATIONS

There were none.

38. CONFIRMATION OF MINUTES

**RESOLVED:**

*That the Minutes of the Planning & Development Committee meeting held on Monday 19<sup>th</sup> June 2023 (previously circulated) be confirmed as a true record and signed by the Chairman.*

39. PUBLIC PARTICIPATION

There were none.

40. QUESTIONS ON NOTICE BY MEMBERS

There were none.

41. SITE VISITS

There were none.

42. CONSULTATION ON PLANNING APPLICATIONS

42.1 **23/02343/FUL 7 Arcadius Way**

Proposed garage conversion with associated works.

**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.*

*However, a condition should be added that the converted garage should not be rented or sold as a dwelling separate from the host property at any time, in the future.*

**42.2 23/02107/AR Land Parcel 0005 Bath Road**

Display of Land Acquired V-sign advertisement boards, mounted on poles.

**RESOLVED:**

*To SUPPORT- There are no planning reasons to object to this application for an advertising board - 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.*

**42.3 23/01679/FUL 138 Bath Road**

Change of use of detached domestic garage at rear of property to a salon.

**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.*

*However, a condition should be added that the converted garage should not be rented or sold as a dwelling separate from the host property at any time, in the future.*

**42.4 23/02438/FUL 17A Caernarvon Road**

Installation of a dropped kerb access to existing garden and hardstanding area for parking and charging of an electric vehicle.

**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 – That any hardstanding should be of a pervious compacted material to allow surface water to drain, to reduce run off and avoid movement of surface material.*

**42.5 23/02374/FUL Barn Cottage Old Bristol Road**

Erection of single storey rear extension (resubmission).

**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.*

**42.6 23/02383/FUL 22 Priory Road**

Installation of window to replace the garage door and new garage roof with Velux rooflight.

**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.*

*However, a condition should be added that the converted garage should not be rented or sold as a dwelling separate from the host property at any time, in the future.*

**42.7 23/02426/FUL 37 St George's Road**

Erection of front porch 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.*

**42.8 23/02296/CLPU Appledore, Stockwood Hill**

Installation of solar panel racks/mountings to hold 20 solar panels (Certificate of Lawfulness for a Proposed Development).

**RESOLVED:**

*To note that this application has been withdrawn.*

**42.9 23/02234/FUL 1 Trent Grove**

Erection of single storey side extension, following demolition of existing structure and construction of new garage roof at higher level.

**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.*

**42.10 23/02155/CLEU Uplands Farm Barns, Wellsway**

Change of use from agricultural barns to 4 no. dwelling houses (use class C3).  
(Certificate of Lawfulness of Existing Use)

**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.*

**TREWORKS****42.11 23/02514/TCA Helena Court Dapps Hill**

T4-Loquat-crown reduce by 2m.

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

**42.12 23/02182/TCA Stowood Cottage, 34 Dapps Hill**

T1 (Hornbeam)- fell. T2 (Sycamore)- fell and plant magnolia tree as replacement.

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

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

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

**44. ITEMS DECISION****44.1 22/00453/UNAUTH 19 Temple Street, Barbershop****RESOLVED: -**

*(i) To receive and note the response from the Enforcement Officer.*

- (ii) *To respond to the Enforcement Officer's email, including in the Head of B&NES Planning Services, stating that Keynsham Town Council have been working in conjunction with B&NES Council and other outside bodies such as English Heritage to ensure that both the High Street and Temple Street conservation areas, in Keynsham, are protected from the installation of both external and internal brightly coloured advertising signage. Adding that as a Council, we are not happy with the surrender approach that has been taken in respect of this enforcement matter.*
- The Town Council requests that B&NES Council re-think this decision which goes against the plans to have coordinated shop front designs, as detailed in the Keynsham Shopfront Design Guide produced as part of the Keynsham High Street Heritage Action Zone. Furthermore, stating that a considerable amount of money and resources have been spent working on this guide, for the contents of the same to be ignored.*

#### 44.2 ENFORCEMENT - 23/00105/UNDEV THE WRIGHT BUTCHER, 9 HIGH STREET

**RESOLVED:**

*To receive and note the confirmation from the Enforcement Officer.*

#### 44.3 TRO TO REDUCE THE SPEED LIMIT TO 20 M.P.H./30M.P.H. FROM NATIONAL SPPED LIMIT ON THE SECTIONS OF MANOR ROAD AND COURTNEY ROAD BETWEEN SALTFORD AND KEYNSHAM

**RESOLVED:**

- (i) *To recommend to full Council at its meeting on 25<sup>th</sup> July that Keynsham Town Council submit a TRO request to B&NES Council for the speed reduction, as above.*

#### 45 LIST OF OUTSTANDING PLANNING APPLICATIONS

**RESOLVED:**

*To receive and note the information.*

#### 46 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 7<sup>th</sup> August 2023 at 7.30 p.m.

The meeting finished at 8.16 p.m.

Signed:                     *Love Tracy*                      
(Chairman)

Date:                     7-8-23