

KEYNSHAM TOWN COUNCIL

Minutes of the Planning & Development Committee meeting held on Monday 7th August 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)

47. APOLOGIES FOR ABSENCE

There were none.

48. DECLARATIONS OF INTEREST

There were none.

49. DISPENSATIONS

There were none.

50. CONFIRMATION OF MINUTES

RESOLVED:

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

51. PUBLIC PARTICIPATION

There were none.

52. QUESTIONS ON NOTICE BY MEMBERS

There were none.

53. SITE VISITS

There were none.

54. CONSULTATION ON PLANNING APPLICATIONS

54.1 **23/02743/FUL 21 Claudius Road**

Erection of single storey rear extension with awning inbuilt into the flat roof.
Proposed garage conversion with associated works.

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.

54.2 23/02651/FUL 8 High Street

Replacement of all existing flat and communal entrance doors and all windows at Flats 1-7, 8 High Street, Keynsham.

RESOLVED:

To SUPPORT- There are no planning reasons to object to this application q- 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.

54.3 23/02561/LBA 8 High Street

External alterations to replace existing windows and doors.

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.

54.4 23/02560/FUL 3 Hurn Lane

Erection of single storey side and rear extensions. Demolition and removal of detached garage.

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.

54.5 23/02524/FUL 15 Lulworth Road

Erection of side extension and loft conversion

RESOLVED:

To OBJECT ON THE FOLLOWING GROUNDS: -

- (i) *The proposed loft conversion by reason of its scale, height and degree is overbearing and would not only have implications of overlooking on the neighbouring properties but would be incongruous with the street setting and*

therefore would fail to respond to the local context. The proposal is therefore contrary to Policy D2 of the Local Plan.

- (ii) *The proposed loft conversion would not complement or enhance the host building and would harm its character and appearance. It would therefore conflict with Policy D3 of the Bath and North East Somerset Local Plan which requires well detailed design.*
- (iii) *The development does not respect locally characteristic architectural styles, which reflect local proportions and the loft conversion of this size would set a precedent. The proposal is therefore contrary to Policy D2 of the Local Plan.*

54.6 23/02554/FUL 9 Marden Road

Erection of first floor side extension over existing.

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.

54.7 23/02626/FUL 22 Orwell Drive

Erection of replacement side and rear extensions.

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, Keynsham Town Council's Planning and Development Committee have concerns in respect of the development being built right up to the boundary line and the subsequent intrusion on the neighbouring property from the windows being so close.

54.8 23/02737/FUL 8 Trent Grove

Demolition of existing rear extension and erection of new 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.

TREWORKS

54.9 23/027939/TCA Bath Hill House, 31 Bath Hill

S1-Pittosporum, fell and treat stump with eco plugs, to combat subsidence.
T1-Oak (Holm), fell and treat stump with eco plugs, to combat subsidence.
T2-Oak (Holm), fell and treat stump with eco plugs, to combat subsidence.
T3-Oak, fell and treat stump with eco plugs, to combat subsidence.
T4-Spruce, fell and treat stump with eco plugs, to combat subsidence.

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

Keynsham Town Council Planning and Development Committee are disappointed at the number of trees to be felled and would ask if this is necessary.

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

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

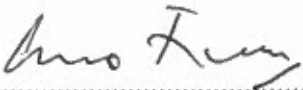
56. LIST OF OUTSTANDING PLANNING APPLICATIONS**RESOLVED:**

To receive and note the information.

57. 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 4th September 2023 at 7.30 p.m.

The meeting finished at 8.06 p.m.

Signed: 
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(Chairman)

Date: 
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