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KEYNSHAM TOWN COUNCIL

Minutes of the Planning & Development Committee meeting held on Monday 4th
September 2023 at 7.30 pm in the Baptist Church, High Street

PRESENT: Cllrs Martin Burton, Chris Davis, Clive Fricker (Chair) and Alan Greenfield.

IN ATTENDANCE: Dawn Drury (Town Clerk)

58. APOLOGIES FOR ABSENCE

Councillors Brassington, Brennan and Cannon.

59. DECLARATIONS OF INTEREST

There were none.

60. DISPENSATIONS

There were none.

61. CONFIRMATION OF MINUTES

RESOLVED:

That the Minutes of the Planning & Development Committee meeting held on Monday 7th August 2023 (previously circulated) be confirmed as a true record and signed by the Chairman.

62. PUBLIC PARTICIPATION

There were two members of the public present.

63. QUESTIONS ON NOTICE BY MEMBERS

There were none.

64. SITE VISITS

There were none.

65. CONSULTATION ON PLANNING APPLICATIONS

With agreement of the Committee the agenda order was adjusted to bring forward agenda item 8.2 to hear from a member of the public.

65.1 23/02888/FUL Shalom Dragons Gill Close

Change of use from dwellinghouse (Use Class C3) to residential children's care home (Use Class C2).

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.

65.2 23/03037/VAR TA Centre, Ashmead Road

Variation of condition 9 (plans list) of application 20/01912/FUL (Erection of a vehicle workshop and storage extension following demolition of existing vehicle workshop and storage extension building. Replacement of existing adjacent mobile accommodation hut with new).

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.

65.3 23/01398/LBA Keynsham Conservative Club, 22 High Street

External alterations to repaint front elevation (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.

65.4 23/02836/FUL 77 Manor Road

Erection of first floor side extension containing an additional bedroom and a bathroom over existing garage and entrance hall.

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.

65.5 23/00691/FUL 4 Monmouth Road

Erection of new attached dwelling.

RESOLVED:

To OBJECT on the following grounds: -



Keynsham Town Council reiterate their comments that the proposal remains an overdevelopment of the site and would be incongruous with the street scene. Concerns are still raised in respect of traffic and highways safety together with the provision of satisfactory parking arrangement. The proposed application is therefore contrary to Bath and North East Somerset Council's planning policies D2, D3, D4 and D6. The application is also contrary to policy ST7 of the Placemaking Plan July 2017.

65.6 23/02921/FUL Appledore, Stockwood Hill

Installation of 20 no. solar panels on flat 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.

65.7 23/02775/AR Savour, 22 Temple Street

Display of 2 no. non-illuminated high level swing signs at 20-22 Temple Street.

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.

65.8 23/02782/FUL Somerdale Pavilion, Tiberius Road

Provision of a covered seating area, covered standing area, canopy, fencing and hardstanding.

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.

65.9 23/03139/FUL 6 Summerleaze

Erection of two storey side extension.

RESOLVED:

To OBJECT on the following grounds: -

Keynsham Town Council reiterate their comments that the proposal is in respect of its scale, height (due to ground levels) and the degree of the extension is still unacceptable. The neighbours light, access and noise levels will be compromised due

to the proximity to a neighbouring property. The proposal is contrary to policy D6 of the Placemaking Plan for Bath and North East Somerset (2017).

65.10 23/02157/LBA Uplands Farm Barns, Wellsway

Internal and external alterations for the conversion of agricultural barns into 4no. dwellings (Regularisation of alterations to previous consent granted on 13/05006/LBA).

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

65.11 23/03100/TCA 45 Bath Hill

T1 – Crab Apple, fell.

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

65.12 23/02846/TPO 33 Bath Road

Ash T1 – fell due to infection of Ash die back.

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

66 PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

RESOLVED:

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

67. ITEMS FOR INFORMATION

67.1 NOTICE OF PUBLIC PATH CREATION ORDER

RESOLVED:

That Keynsham Town Council have no objections that Bath and North East Somerset Council should confirm the Order.

67.2 23/00292/LBWORK Rookehill Farmhouse

RESOLVED:

To receive and note the email from the BANES Planning and Enforcement Officer.

67.3 BRISTOL AIRPORT'S APPLICATION FOR LEVEL 3 CO-ORDINATION: CONSULTATION OUTCOME

RESOLVED:

To receive and note the email from the Department for Transport

67.4 MAKING BIG CHOICES ON TRANSPORT BETWEEN BRISTOL AND BATH

Consultation from 21st August to 1st October. www.haveyoursaywest.co.uk

In order to give Councillors and opportunity to attend the drop-in showcase exhibitions supporting this consultation that are to be held during September the following was resolved.

RESOLVED:

- (i) *That Councillors take the opportunity to complete the Consultation as individuals.*
- (ii) *That this matter be deferred to the next Planning and Development Committee and an extension be sought to submit a full Council response on 3rd October 2023.*

68 LIST OF OUTSTANDING PLANNING APPLICATIONS

RESOLVED:

To receive and note the information.

69. 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 2nd October 2023 at 7.30 p.m.

The meeting finished at 8.28 p.m.

Note:

West of England: Communities Priorities for the Local Nature Recovery Strategy (LNRS) Survey was handed to Councillors at this meeting. The closing date for this survey is 7th September. However, the Town Clerk has received notification from the Nature Recovery Manager for Bath and North East Somerset Council that they are planning to undertake more targeted engagement once the survey has closed and evidence is analysed. In due course of developing the LNRS there will be a formal, month-long consultation on the draft document. In the meantime, the Town Clerk will forward copies of the Council's LGS and AGLV submissions to this department of B&NES Council.

Signed: *Leo Ferry*
(Chairman)

Date: *2 October '23*