

KEYNSHAM TOWN COUNCIL

Minutes of the Planning & Development Committee meeting held on Monday 2<sup>nd</sup> October 2023 at 7.30 pm in the Baptist Church, High Street, Keynsham

PRESENT: Cllrs David Brassington, Edmund Cannon, Martin Burton, Chris Davis, Clive Fricker (Chair)

IN ATTENDANCE: Katherine Sears (Deputy Town Clerk)

70. APOLOGIES FOR ABSENCE

Cllr Brennan

71. DECLARATIONS OF INTEREST

There were none.

72. DISPENSATIONS

There were none.

73. CONFIRMATION OF MINUTES

*RESOLVED:*

*That the Minutes of the Planning & Development Committee meeting held on Monday 4<sup>th</sup> September 2023 (previously circulated) be confirmed as a true record and signed by the Chairman.*

74. PUBLIC PARTICIPATION

There were none.

75. QUESTIONS ON NOTICE BY MEMBERS

There were none.

76. SITE VISITS

There were none.

77. CONSULTATION ON PLANNING APPLICATIONS

77.1 **23/03503/FUL 20 Broadlands Avenue**

Single storey rear extension and rear dormer loft conversion. (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.**

**77.2 23/03063/FUL 5 Cleeve Grove**

Erection of 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.**

**77.3 23/03008/RES Parcel 5159 Minsmere Road**

Reserved matters application for appearance, landscaping, layout and scale for the erection of 70 no. dwellings pursuant to outline planning application 21/05471/OUT.

Keynsham Town Council strongly object on the following grounds:

**RESOLVED:**

**To OBJECT on the following grounds:**

- 1) As previously stated, there is considerable concern as to the potential impact on the adjacent Manor Road Community Woodland which has won awards for being an Outstanding Conservation Area in The Southwest in Bloom competition.**
- 2) Concerned about the transfer of environmental funding from this development to Somerdale Estate and how would this be monitored. TC suggests that as the development progresses that we refer to the 'Biodiversity Net Gain Assessment Report' to ensure this is adhered to and that Somerdale receives the 10%.**
- 3) The Environmental Protection response states that construction work will be carried out on Saturday 8am to 1pm, this would have a sufficient detrimental impact on the surrounding residents.**
- 4) Due to the number of missing documents and gaps in those uploaded, Keynsham Town Council do not feel in a position to be able to evaluate this application sufficiently.**

**77.4 23/03354/FUL 6 The Mead**

Erection of single storey rear extension with 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.*

**77.5 23/03502/FUL Wellsway House, 9 Wellsway**

Installation of two new windows and a change to a glazed door in the ground floor.

**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****77.6 23/03235/TPO 18 Courtlands**

Ash – crown reduction by height by approx. 1.5m and laterals by approximately 1m.

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

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

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

**79. ITEM FOR INFORMATION****23/00660/FUL Systopia Consulting Limited Proximity House Pixash Lane**

Construction of 2no. industrial units (Use class B2, B8, E(g)) with associated parking, external yards, landscaping and services.

This application has been taken to Planning Committee on 20<sup>th</sup> September at The Guildhall.

**RESOLVED:**

*To note the above information.*

**80. LIST OF OUTSTANDING PLANNING APPLICATIONS**

**RESOLVED:**

*To receive and note the information.*

**81. 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 23<sup>rd</sup> October 2023 at 7.30 p.m.**

The meeting finished at 8.10 p.m.

Signed: .....  .....  
(Chairman)

Date: 23-Oct-23