

KEYNSHAM TOWN COUNCIL

Minutes of the Planning & Development Committee meeting held on Monday 25th March 2024 at 7.30 pm in the Baptist Church, High Street, Keynsham

PRESENT: Cllrs C Brennan, D Brassington, M Burton, E Cannon, C Davis, C Fricker (Chair) and A Greenfield.

IN ATTENDANCE: Dawn Drury (Town Clerk)

161. APOLOGIES FOR ABSENCE

There were none.

162. DECLARATIONS OF INTEREST

There were none.

163. DISPENSATIONS

There were none.

164. CONFIRMATION OF MINUTES

RESOLVED:

That the Minutes of the Planning & Development Committee meeting held on Monday 4th March 2024 (previously circulated) be confirmed as a true record and signed by the Chairman.

165. PUBLIC PARTICIPATION

There were no members of public present.

166. QUESTIONS ON NOTICE BY MEMBERS

There were none.

167. SITE VISITS

There were none.

168. B&NES LOCAL PLAN OPTIONS

RESOLVED:

That the responses to the consultation be considered at a pre-meeting to the Planning and Development Committee meeting on Monday April 15th at 6.30 p.m. to which all

Councillors will be invited. The Clerk will then submit a full Council response on Tuesday 16th April 2024.

169. CONSULTATION ON PLANNING APPLICATIONS

169.1 24/00453/FUL 3 Abbotswood Close

Erection of two storey side 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.

169.2 24/00772/FUL 16 Ashcroft Avenue

Erection of single storey rear extension with annex facilities following demolition of existing extension and conservatory.

RESOLVED:

To SUPPORT in principle the design and material but Keynsham Town Council have concerns in respect of the implementation and usage of the proposed drainage system for the development.

169.3 24/00886/FUL 44 Alexander Road

Erection of ground floor rear extension.

RESOLVED:

To SUPPORT - There are no planning reasons to object to the variation 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.

169.4 24/00893/FUL 67 Bristol Road

Erection of single storey rear extension to create ground floor WC.

RESOLVED:

To SUPPORT - There are no planning reasons to object to the variation 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.

169.5 24/00990/FUL 10 Elm Court

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.

169.6 24/00834/FUL 24 Gaston Avenue

Erection of two storey side and single storey rear extension and lost conversion.

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.

169.7 24/00860/FUL 11 Lucius Avenue

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.

169.8 24/00995/FUL Durley Hill House, Old Bristol Road

Erection of Garden Room / Summer house within the curtilage of Durley Hill House.

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.

169.9 24/00996/LBA Durley Hill House, Old Bristol Road

Erection of Garden Room / Summer house within the curtilage of Durley Hill House.

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.

- 169.10 23/03390/OUT Treetops Nursing Home, St Clement's Road**
Outline planning application for demolition of existing care home and erection of 2no. three-storey buildings comprising 36no. self-contained flats (Use Class C3), with matters of Access Layout, Scale, and Appearance to be determined.

RESOLVED:

To OBJECT - That Keynsham Town Council consider that this application is totally contrary to what is proposed in the Local Plan Partial Review (approximately 15 dwellings only) for the following reasons: -

- a) The proposal is incongruous and an overdevelopment in this location.*
- b) The site is on the edge of a Conservation Area and will create a detrimental visual impact in this semi-rural location that can be viewed from the Wellsway. The scale and height of the proposal is unacceptable. The height, massing and prominent position of the proposed development would harm the setting and significance of the setting of the Conservation Area, and hence the application would be contrary to the B&NES Placemaking Plan Policies HE1 and D2.*
- c) The application fails to demonstrate adequate accessibility, car and cycle parking and cycle and vehicular access for the proposed development. therefore, it is contrary to B&NES Placemaking Plan Policies ST1, ST3 and ST7.*
- d) The needs for affordable housing in Keynsham should be addressed as part of any granted permission in respect of this development.*

- 169.11 24/00768/FUL Former Keynsham Fire Station Temple Street**
Erection of 21no. apartments (Over 55's) with ground floor space for Class E use, parking, associated landscaping and public realm improvements, to follow demolition of existing former Keynsham Fire Station building.

RESOLVED:

To OBJECT on the following grounds –

- That the materials and design proposed are unsatisfactory and are incongruous with the street scene.*
- That the development proposal does not contribute to the distinctiveness and history of the Conservation Area and is therefore contrary to policy D1b of the Bath and North East Somerset Council within the adopted Placemaking Plan 2017 and Local Plan (Core Strategy) Partial Update Jan 2023.*
- The site plans are inaccurate with the applicant's proposal using land in the ownership of the local authority to accommodate some of its parking.*
- The development does not address the need for affordable housing in the centre of town. Also, the proposal does not meet the needs of a mixed development, catering for only one section of the community.*

- 169.12 24/00952/FUL 100 Wellsway**
Renovation of the existing bungalow including relocation of entrance and staircase; minor alterations to the ground floor to create a new utility room and

workshop/guest room; alteration and extension of loft to create three double bedrooms, office and washing facilities; improvement of energy efficiency; demolition of existing conservatory.

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.

170. TREEWORKS

24/00805/TCA 21 Charlton Road

Tree 1 laurel - Reduce the height of the laurel by 1.3 m. Tree 2 holly - Trim the vertical twigs from the holly and reduce the remaining crown by 0.6 m to the new height of the laurel. If needed, further reduce the height of the holly's trunk to improve the overall shape of the tree long term.

- Reduce the diameter of both crowns in proportion to the overall height, without lifting either crown, and shape each tree to a natural profile.
- Clear branches and foliage from the space above the wall behind, for access to the wall.
- At the tree surgeon's discretion, thin each tree.

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

171. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

RESOLVED:

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

172. FOR INFORMATION

172.1 TRAFFIC REGULATION ORDER TRO 24-003

RESOLVED:

To receive and note the TRO.

172.2 RELOCATION OF KEYNSHAM PHARMACY

RESOLVED:

To receive and note the confirmation to grant the relocation request of Keynsham Pharmacy from 54 High Street to 13-15 High Street.

172.3 SW5448 MADE ORDER: FOOTPATH KELTSON ROAD

RESOLVED:

To receive and note the information attached.

**172.4 NOTICE OF INTENT – VARIOUS ROADS KEYNSHAM & SALTFORD
(PROHIBITION & RESTRICTION OF PARKING AND LOADING)**

RESOLVED:

To receive and note the Notice of Intent.

172.5 24/00010/ADVERT Compliant Acknowledgment

RESOLVED:

To receive and note the acknowledgment from BANES Planning Enforcement Team.

172.6 CLOSURE OF HALIFAX BANK

RESOLVED:

To receive and note the confirmation of the closure of Halifax Bank on 53 High Street, Keynsham.

173 LIST OF OUTSTANDING PLANNING APPLICATIONS

RESOLVED:

To receive and note the information.

174 DATE OF NEXT MEETING

RESOLVED:

That the next scheduled meeting of this Committee will be held in the **MakeSpace building, 2 Riverside Square, Keynsham, BS31 1HF on Monday 15th April 2024 at 7.30 p.m.**

This meeting will be preceded by a private Council meeting to discuss the Local Plan Options Consultation submissions at 6.30 p.m. in the MakeSpace Building.

The meeting finished at 8.35 p.m.

Signed:
(Chairman)

Date: