



KEYNSHAM TOWN COUNCIL

Minutes of the Planning & Development Committee meeting held on Monday 8<sup>th</sup>  
January 2024 at 7.30 pm in the Baptist Church, High Street, Keynsham

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

IN ATTENDANCE: Dawn Drury (Town Clerk)

120. APOLOGIES FOR ABSENCE

Cllr C Brennan.

121. DECLARATIONS OF INTEREST

There were none.

122. DISPENSATIONS

There were none.

123. CONFIRMATION OF MINUTES

*RESOLVED:*

*That the Minutes of the Planning & Development Committee meeting held on Monday 11<sup>th</sup>  
December 2023 (previously circulated) be confirmed as a true record and signed by the  
Chairman.*

124. PUBLIC PARTICIPATION

There was none.

125. QUESTIONS ON NOTICE BY MEMBERS

There were none.

126. SITE VISITS

There were none.

127. CONSULTATION ON PLANNING APPLICATIONS

127.1 **23/04756/FUL 109 Hurn Lane**

Erection of single storey rear and front extensions and garage conversion.

**RESOLVED:**

*To OBJECT on the following grounds – The front extension that is proposed does not contribute to the distinctiveness, character or profile of the house or others in the locality. There are concerns also that this proposed extension will impinge on the light of a neighbouring property. The application is therefore contrary to Policies D1b and D6 of the Bath and North East Somerset adopted Placemaking Plan 2017 and Local Plan (Core Strategy) Partial Update Jan 2023.*

**127.2 23/04617/HPD 20 Lockingwell Road**

Prior approval request for single storey rear extension that would 1) extend beyond the rear wall of the original house by 3.3 metres, 2) have a maximum height of 3.8 metres and 3) have eaves that are 2.7 metres high.

**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.*

**127.3 23/04699/FUL Walden Road**

Erection of a 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.*

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

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

**129. ITEM FOR DECISION****RESOLVED:**

*To support changes to pharmacy arrangements in Keynsham ref ME3079-CAS-260343-V5C7M1.*

**130. ITEMS FOR INFORMATION****130.1 USE OF MAKESPACE BUILDING FOR PLANNING & DEVELOPMENT COMMITTEE MEETINGS FROM APRIL 2024**

**RESOLVED:**

*To use the MakeSpace building for Planning and Development Committee meetings from April 2024, if the agreement with B&NES Council is approved.*

**130.2 EMAIL FROM THE CHAIR OF SALT FORD PARISH COUNCIL PLANNING COMMITTEE.****RESOLVED:**

*To receive and note the information.*

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

*To receive and note the information.*

**132. 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 5<sup>th</sup> February 2024** at **7.30 p.m.**

The meeting finished at 7.46 p.m.

Signed: .....  
(Chairman)

Date: 5.2.24

