

KEYNSHAM TOWN COUNCIL

Minutes of the Planning & Development Committee meeting held on Monday 4th
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)

147. APOLOGIES FOR ABSENCE

There were none.

148. DECLARATIONS OF INTEREST

There were none.

149. DISPENSATIONS

There were none.

150. CONFIRMATION OF MINUTES

RESOLVED:

*That the Minutes of the Planning & Development Committee meeting held on Monday 5th
February 2024 (previously circulated) be confirmed as a true record and signed by the
Chairman.*

151. PUBLIC PARTICIPATION

There were no members of public present.

152. QUESTIONS ON NOTICE BY MEMBERS

There were none.

153. SITE VISITS

There were none.

154. CONSULTATION ON BATH & NORTH EAST SOMERSET LOCAL PLAN OPTIONS



The Local Plan Options Consultation template document produced by officers was distributed as a hard copy to all Councillors at this Planning and Development Committee meeting. Further hard copies will be distributed to other members of Council. Also, a copy that can be completed by computer will be sent to all Councillors with full instructions on 5th March 2024.

Due to timing constraints in respect of the consultation and the closure date being shortly after the next Town Council meeting, the following resolution was made.

RESOLVED:

To recommend to full Council, at its meeting on Tuesday 19th March 2024 that the consultation decision be delegated to the Planning and Development Committee at its meeting on 25th March 2024. The meeting to commence at 7.00 p.m. with an invite being extended to all Town Councillors.

155. CONSULTATION ON PLANNING APPLICATIONS

155.1 24/00457/FUL 138 Bath Road

Change of use of detached domestic garage at rear of property to a hair salon.

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.

155.2 24/00409/VAR Shalom, Dragons Hill Close

Variation of condition 6 (Plans List) and discharge of conditions 3 (Cycle Storage) and 5 (Boundary Treatment) of application 23/02888/FUL (Change of use from dwelling house (Use Class C3) to residential children's care home (Use Class C2)).

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.

155.3 24/00225/FUL 5A – 7 High Street

Replacement shopfront and new signage.

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.

155.4 24/00347/AR 5A – 7 High Street

Display of fascia signs with internally illuminated fret cut letters, projecting blade sign with internally illuminated letters, vinyl graphics to shopfront windows and projecting awning.

RESOLVED:

To object on the following grounds -

- *Keynsham Town Council are of the opinion that illuminated fascia signage and projecting internally illuminated signage should not be permitted in the Conservation Area.*

155.5 24/00349/AR - Unregistered Shop Known as One Stop The Chocolate Factory Via Traversus Keynsham

Display of 3no. externally illuminated fascia's and non-illuminated window vinyl's and poster cases.

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.

156. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

RESOLVED:

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

157. APPEAL NOTICE 23/00055/ENFAPL – LAND BETWEEN CONVERGENCE OF DURLEY PARK AND DURLEY LANE, DURLEY HILL

RESOLVED:

- *To receive and note the Appeal Notice.*
- *To send comments to the Inspector in respect of the Enforcement issues, together with visual impact on the Cemetery and any additional evidence that can be found in respect of length of time that the appellant has been running a business from the site.*

158. ITEMS FOR INFORMATION

SALTFORD PARISH COUNCIL RESPONSE TO BANES

RECOMMENDATION:

To receive and note the response from Saltford Parish Council to BANES regarding Landscape Designation for Saltford South.

RESOLVED:

To receive and note the information.

159. LIST OF OUTSTANDING PLANNING APPLICATIONS

RESOLVED:

To receive and note the information.

160. 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 25th March 2024 at 7.00 p.m.

The meeting finished at 8.30 p.m.

Signed: 
(Chairman)

Date: 25/03/24