

KEYNSHAM TOWN COUNCIL

Minutes of the Planning & Development Committee meeting held on Monday 13th May 2024 at 7.30 pm in MakeSpace, 2 Riverside Terrace, Keynsham BS31 1HF.

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

IN ATTENDANCE: Dawn Drury (Town Clerk)

189. APOLOGIES FOR ABSENCE

Cllrs D Brassington and Cllr M Burton.

190. DECLARATIONS OF INTEREST

There were none.

191. DISPENSATIONS

There were none.

192. CONFIRMATION OF MINUTES

RESOLVED:

That the Minutes of the Planning & Development Committee meeting held on Monday 15th April 2024 (previously circulated) be confirmed as a true record and signed by the Chairman.

193. PUBLIC PARTICIPATION

There were none.

194. QUESTIONS ON NOTICE BY MEMBERS

There were none.

195. SITE VISITS

There were none.

196. CONSULTATION ON PLANNING APPLICATIONS

196.1 24/01520/FUL Andrews Estate Agents The Clockhouse Bath Hill

External alterations to The Clockhouse and The Lodge, erection of new fencing and retaining wall to form bin store and erection of a bike store.

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.

196.2 24/01407/FUL 73 Bath Road

Proposed drop kerb to the existing walkway.

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.

196.3 24/01461/FUL 70 Charlton Road

Erection of one storey extension for use as annexe.

RESOLVED:

To SUPPORT with comments - 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.

That any permission granted has a condition that the proposed annexe to remain part of the existing dwelling going forward and that the development should not become a separate dwelling in the future.

196.4 24/01360/FUL 14 Kenilworth Close

Erection of three-bedroom house to follow removal of existing two storey extension.

RESOLVED:

To OBJECT – The proposed three-bedroom house is inappropriate in this locality and would constitute an overdevelopment of the site. Therefore, the application is contrary to policies D1 and D2 of Bath and North East Somerset adopted Placemaking Plan 2017 and Local Plan (Core Strategy) Partial Update Jan 2023.

196.5 24/01505/AR 48 High Street

Display of non-illuminated main fascia and non-illuminated projecting sign.

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.

196.6 24/01452/FUL 138 Park Road

Erection of single storey side extension with repositioned pedestrian access.

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.

196.7 24/01234/FUL 23 Vandyke Avenue

Erection of 2 no. apartments.

RESOLVED:

To SUPPORT with comments- 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.

Keynsham Town Council are concerned that lane/track adjacent to the property that is the proposed access to the parking spaces for the two apartments may be privately owned and request that B&NES Council investigate ownership before making a decision in respect of this application.

196.8 24/01176/FUL 198 Wellsway

Erection of two storey side extension and front porch.

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**196.9 24/01399/TCA Land between Fox and Hounds Lane & Avon Road Fox and Hounds Lane**

Sycamore T5 – fell

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

RESOLVED:

That the Town Clerk write to the Arboricultural Officer and request whether it would be possible to have part of the tree for adaptation into a bench or similar for the Fox and Hounds Lane Conservation Area.

196.10 24/01456/TCA Flat 1 3 The Avenue Keynsham

T1 Prunus insititia: fell. T2 Ilex: Crown lift to 3m. T3 Fraxinus: fell. T4 Fraxinus: pruning min clearance 1.5m. T5 Prunus spinosa: Crown lift to 3m.

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

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

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

198. ITEMS FOR DECISION**198.1 PROPOSED CHANGES IN RESPECT OF PUBLIC FOOTPATH BA27/31****RESOLVED:**

To receive and note.

198.2 APPEAL 24/00017/RF: APPLICATION 23/00691/FUL 4 MONMOUTH ROAD**RESOLVED:**

To receive and note, no additional comments.

198.3 TREE PRESERVATION ORDER

Relating to three Silver Birch growing in a parcel of land between the rear of 5-8 Wayford Close and footpath between Lytes Cary Road and Martock Road.

RESOLVED:

That the facts in this matter need further investigation by B&NES Council Arboricultural Department, as the Town Council has no evidence of the number of support or object submissions by residents or the reasoning behind the request for and against the TPOs.

Normally, the Council would support protection of trees but would also consider the circumstances/facts behind the need for such an order.

199. ITEMS FOR INFORMATION**199.1 TEMPORARY CLOSURE OF PUBLIC FOOTPATH BA27/76 HIGH ST TO BACK LANE****RESOLVED:**

To receive and note the information.

199.2 CHARLTON FIELD LANE ENVIRONMENT AGENCY PERMIT EPR/NP3493VN

RESOLVED:

To receive and note the information.

200. LIST OF OUTSTANDING PLANNING APPLICATIONS

RESOLVED:

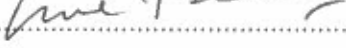
To receive and note the information.

201. DATE OF NEXT MEETING

RESOLVED:

- (i) *That the next scheduled meeting of this Committee will be held in MakeSpace, 2 Riverside Terrace, Keynsham, BS31 1HF on Monday 10th June 2024 at 7.00 p.m.*
- (ii) *To note that all Planning & Development Committee meetings to commence at 7.00 p.m. going forward.*

The meeting finished at 8.20 p.m.

Signed: 
(Chairman)

Date: 10-6-24

