

KEYNSHAM TOWN COUNCIL

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Minutes of the Planning & Development Committee meeting held on Monday 10<sup>th</sup> June 2024 at 7.00 pm in MakeSpace, 2 Riverside Terrace, Keynsham BS31 1HF.

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

IN ATTENDANCE: Dawn Drury (Town Clerk)

1. ELECTION OF CHAIRMAN 2024/2025

*RESOLVED:*

*To elect Cllr Fricker as Chair of the Planning and Development Committee for the Municipal Year 2024/2025.*

2. ELECTION OF VICE CHAIRMAN 2024/2025

*RESOLVED:*

*To elect Cllr Greenfield as Vice Chair of the Planning and Development Committee for the Municipal Year 2024/2025.*

3. MEMBERSHIP OF THE PLANNING AND DEVELOPMENT COMMITTEE 2024/2025

*RESOLVED:*

*To note that Councillors Clive Fricker, Alan Greenfield, David Brassington, Caitlin Brennan, Martin Burton, Edmund Cannon and Chris Davis are the appointed members of the Committee for the Municipal Year 2024/2025, as agreed at the Annual Meeting of the Town Council on 21<sup>st</sup> May 2024.*

4. APOLOGIES FOR ABSENCE

There were none.

5. DECLARATIONS OF INTEREST

There were none.

6. DISPENSATIONS

There were none.

## 7. TERMS OF REFERENCE

**RESOLVED:**

*That the Terms of Reference for the Planning and Development Committee are approved and need no amendments.*

## 8. CONFIRMATION OF MINUTES

**RESOLVED:**

*That the Minutes of the Planning & Development Committee meeting held on Monday 13<sup>th</sup> May 2024 (previously circulated) be confirmed as a true record and signed by the Chairman.*

## 9. PUBLIC PARTICIPATION

There were none.

## 10. QUESTIONS ON NOTICE BY MEMBERS

There were none.

## 11. SITE VISITS

There were none.

## 12. CONSULTATION ON PLANNING APPLICATIONS

### 12.1 24/01700/FUL Buddleia House, 76B Bath Hill

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.*

### 12.2 24/01508/FUL 1 Coronation Avenue

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.*

- 12.3 **24/01838/FUL Keynsham Mini Market 9 High Street**  
Installation of an automated teller machine and associated signage.

**RESOLVED:**

To **OBJECT** on the following grounds –

*Keynsham Town Council consider this application to be contrary to Policy ST7 of Bath and North East Somerset adopted Placemaking Plan 2017 and Local Plan (Core Strategy) Partial Update Jan 2023, the traffic and highways safety implications are not acceptable. The Keynsham Mini Market is positioned in close proximity to the zigs zags of the nearby pedestrian crossing. This section of the High Street is frequently congested by double parking both sides of the road and on pavement parking making it difficult for buses and larger vehicles to navigate this section of the town.*

- 12.4 **24/01839/AR Keynsham Mini Market 9 High Street**  
Display of 1no. internally illuminated top sign and internally illuminated logo panel.

**RESOLVED:**

To **OBJECT** as Keynsham **Town** Council are of the opinion that this is an inappropriate location for a cash machine for the reasons specified in application 24/01838/FUL and hence object to the signage.

- 12.5 **24/01360/FUL 14 Kenilworth Close**  
REVISED PLANS – Erection of three-bedroom house to follow removal of existing two storey extension.

**RESOLVED:**

*Keynsham Town Council reiterate their OBJECTION of 13<sup>th</sup> May 2024 that 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. In addition, the revised plans have raised objections under Policy ST7, that the traffic and highways safety implications are not acceptable, and the parking arrangements are not satisfactory. Keynsham Town Council envisage that due to the design of the off-street parking arrangements, movement from the drive will possibly be in reverse gear on to a congested cul-de-sac.*

- 12.6 **24/01987/FUL 11 Windrush Road**  
Erection of single storey rear extension and partial garage 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.*

## TREWORKS

### 12.7 24/01719/TCA 12 Dapps Hill

Rowan (T1) and Cherry (T2) - Formative pruning.

Persian Ironwood (T3) - Crown thin by 20%.

Magnolia (T4) - Reduction in height by 1.5m and reduction of the lateral growth by 1.5m.

Young Oak (T5) - Reduction in height by 1.5m and re-balance the laterals by up to 1.5m maximum.

Lawson Cypress (T6) - Reduction in height by 3m and trimming of the remaining crown.

Apple (T7) - Crown reduction by 2m in height and 1m on the lateral branches.

Field maple (T8) - Crown thin by 20%.

Quince (T9) - Reduction in height by 1m.

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

### 12.8 24/01829/TPO Durley Park Lodge, Durley Park

T1- Beech- Remove dead limbs.

T2- Beech- Remove 3 lowest limbs, heavily end weighted and removing limbs will balance crowns.

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

## 13. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

### **RESOLVED:**

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

## 14. ITEMS FOR INFORMATION

### 14.1 QUEEN CHARLTON QUARRY

#### **RESOLVED:**

*To receive and note the email from Compton Dando PC to BANES Planning and Enforcement.*

### 14.2 SOMERDALE LINK

#### **RESOLVED:**

*To receive and note the decision notice.*

15. LIST OF OUTSTANDING PLANNING APPLICATIONS

**RESOLVED:**

*To receive and note the information.*

16. DATE OF NEXT MEETING

**RESOLVED:**

That the next scheduled meeting of this Committee will be held in **MakeSpace, 2 Riverside Terrace, Keynsham, BS31 1HF** on **Monday 8<sup>th</sup> July 2024 at 7.00 p.m.**

The meeting finished at 7.55 p.m.

Signed:  .....  
(Chairman)

Date:  .....

