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KEYNSHAM TOWN COUNCIL

Minutes of the Planning & Development Committee meeting held on Monday 5<sup>th</sup>  
August 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), Councillor A Halliday and Councillor  
MacFie (for part of the meeting)

30. APOLOGIES FOR ABSENCE

There were none.

31. DECLARATIONS OF INTEREST

Councillor C Davis declared an interest in respect of item 10.1 the B&NES Parking Consultation.

Councillors Brennan and Greenfield declared an interest in agenda item 8.9 planning application 24/02417/RES Parcel 5159 Minsmere Road as living close to the proposed development.

32. DISPENSATIONS

There were none.

33. CONFIRMATION OF MINUTES

**RESOLVED:**

*That the Minutes of the Planning & Development Committee meeting held on Monday 8<sup>th</sup> July 2024 (previously circulated) be confirmed as a true record and signed by the Chairman.*

34. PUBLIC PARTICIPATION

There was one member of the public.

35. QUESTIONS ON NOTICE BY MEMBERS

There were none.

36. SITE VISITS

There were none.

### 37. CONSULTATION ON PLANNING APPLICATIONS

With agreement of the Committee the planning application 24/02531/FUL 13-15 High Street (agenda no 8.8) was brought forward so that a member of the public could speak on the same.

#### 37.1 24/02531/FUL 13-15 High Street

Change of use from store room to 1 no. flat.

**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.*

With agreement of the Committee the planning application 24/02417/RES Parcel 5159 Minsmere Road (agenda no 8.9) was brought forward so that non-Councillor members could listen to the Planning and Development Committee's considerations.

#### 37.2 24/02417/RES Parcel 5159 Minsmere Road

REVISED PLANS Reserved matters application for application 21/05471/OUT (Outline planning application for 70 homes (Use Class C3); new vehicular and pedestrian access on to Minsmere Road, public open space; tree planting and habitat creation; site drainage and associated infrastructure, with all matters reserved except for access).

**RESOLVED:**

*To SUPPORT with comments as follows: -*

- *B&NES Council should ensure that none of the original conditions are lost, especially those in respect of the agreed CIL funding that will come from the development.*
- *Keynsham Town Council reiterates the B&NES Council Arboriculture Team's comments that there is a scope for revision and that points need to be clarified in respect of the tree planting plans and green corridors.*
  - *It is unclear how many trees would be removed to enable aspects of the development.*
  - *The width of the northern tree belt is inadequate to accommodate sufficient trees and continual canopy cover. The proposal does not demonstrate that this is protected or enhanced.*
  - *The width of the green corridor beside the PROW is questioned and tree pit design for hard surfaced areas and tree planting choices are not bold enough, and are likely to be the subject of further comment from the Landscape consultee.*
  - *Condition 21 of 21/05471/OUT remains undischarged.*
  - *Keynsham Town Council would also add that existing trees that are to remain on the site should have their roots protected during construction of the dwellings and that the number of trees removed are limited to*

*ensure that the water table is not affected.*

- *Keynsham Town Council reiterates the B&NES Council Drainage and Flooding Team's comments that there is a scope for revision and that the applicant should address the requests for further information. Local knowledge in respect of surface water and drainage issues in this location and on neighbouring new developments need to be looked at seriously and solutions that will work incorporated into the final plans.*
- *Keynsham Town Council reiterates that conditions relating to affordable housing be addressed including the provision of an Affordable Housing Statement and clarification in respect of social rent provision.*
- *Keynsham Town Council would ask that the Developer ensures that the estate roads can accommodate the movements of a small bus should a service be provided for the development in the future.*

### **37.3 24/02692/CLEU 10 Bath Road**

Use of Little Owl Cottage (annexe) as a separate dwelling (Certificate of Lawful Existing Use)

**RESOLVED:**

*To COMMENT ONLY as follows: -*

*Keynsham Town Council feel that it is shame that there was no condition imposed on the original application 05/00439/FUL for development of an annexe separate to the main dwelling house to restrict future use of the annexe as a separate dwelling.*

### **37.4 24/02583/FUL 240 Bath Road**

Loft conversion extension with raised ridge to match existing and Juliet balcony to form extra living space and ancillary works.

**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.*

### **37.5 24/02571/SOLPA Wellsway School, Chandag Road**

Prior approval request for the installation of a roof mounted solar PV array at Wellsway School (Lansdown Building).

**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.*

**37.6 24/02807/SOLPA Wellsway School, Chandag Road**

Prior approval request for the installation of rooftop PV arrays to the "IKB Academy," "Lansdown" and "Sports Centre" buildings at Wellsway School.

**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.*

**37.7 24/02703/FUL Flat 14 Victoria House, Dapps Hill**

Installation of 6no replacement timber windows to second floor flat.

**RESOLVED:**

*To SUPPORT on condition that the applicant adheres to the specification of the windows - 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.*

**37.8 24/02704/LBA Flat 14 Victoria House, Dapps Hill**

External alteration for the installation of 6no replacement timber windows to second floor flat.

**RESOLVED:**

*To SUPPORT on condition that the applicant adheres to the specification of the windows - 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.*

**37.9 24/02355/FUL 1 Derwent Grove**

Outline Permission for erection of single storey 1no. bed bungalow within garden of existing dwelling.

**RESOLVED:**

*To COMMENT ONLY as follows:*

- That any permission is conditional on the provision of complaint SCR6 documentation to support the application.*
- That Keynsham Town Council has been unable to consider this application fully due to incompatible documentation. Drawing number PLN – 1 specifies a two bedroomed bungalow wherein the application is for outline permission for erection of single storey 1no. bed bungalow within garden of existing dwelling.*

**37.10 24/02514/FUL 5 Severn Way**

Erection of ground floor rear and side extension providing a new kitchen and dining area with a utility area and WC/Shower room.

**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.*

**37.11 24/02564/FUL Stockwood Vale Golf Club, Stockwood Lane**

Replacement of existing timber shiplap cladding to clubhouse with composite cladding, natural stone and render.

**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****37.12 24/02661/TCA Conygre Farm, St Clement's Road**

T1 - remove walnut tree to ground level. T2 - Crown reduce bay tree approx 1.5m and remove lateral limb growing towards doorway. G1 - reduce mixed hedge row by 3-4m.

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

**37.13 24/02498/TPO 21 Wellsway**

TPO 526/23 SYCAMORE - Crown reduce whole tree by up to 3 metres.

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

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

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

**39. ITEMS FOR DECISION****39.1 CREATING SUSTAINABLE COMMUNITIES FOR NORTH EAST SOMERSET****RESOLVED:**

*That the Clerk submit responses to the consultation as approved at the meeting. Copy of consultation responses appended to the minutes.*

**39.2 CONSULTATION ON PARKING CHARGES TO HELP IMPROVE AIR QUALITY IN B&NES**

**RESOLVED:**

*That the consultation be deferred for consideration at the September Town Council's Planning and Development Committee meeting.*

**40 ITEMS FOR INFORMATION**

**40.1 24/02396/FUL Redwood House, 65 Bristol Road**

**RESOLVED:**

*To receive and note the correspondence from a resident regarding application. 24/02396/FUL.*

**40.2 24-003 Keynsham and Salford Area Review.**

**RESOLVED:**

- (i) To receive and note a verbal update from the Clerk.*
- (ii) To note that the Durley Hill section of this review has been withdrawn with a further consultation to be issued by B&NES Council to include correct plan and title details for Durley Hill and Bristol Road.*

**41. LIST OF OUTSTANDING PLANNING APPLICATIONS**

**RESOLVED:**

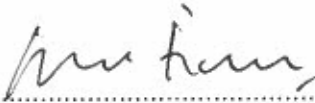
*To receive and note the information.*

**42. 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 2<sup>nd</sup> September 2024 at 7.00 p.m.

The meeting finished at 8.23 p.m.

Signed:   
(Chairman)

Date: 02.08.24