

KEYNSHAM TOWN COUNCIL

Minutes of the Planning & Development Committee meeting held on Monday 2nd September 2024 at 7.00 pm in MakeSpace, 2 Riverside Terrace, Keynsham BS31 1HF.

PRESENT: Cllrs D Brassington, C Brennan, E Cannon, C Davis, C Fricker (Chair), A Greenfield and D Biddleston (Substitute)

IN ATTENDANCE: Katherine Sears (Deputy Town Clerk) and Councillor A Halliday

43. APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllr Martin Burton.

44. DECLARATIONS OF INTEREST

There were none.

45. DISPENSATIONS

There were none.

46. CONFIRMATION OF MINUTES

RESOLVED:

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

47. PUBLIC PARTICIPATION

There was two members of the public present.

48. QUESTIONS ON NOTICE BY MEMBERS

There were none.

49. SITE VISITS

There were none.

50. CONSULTATION ON PLANNING APPLICATIONS

50.1 24/03008/VAR Unregistered Unit 1-4 Old Station Yard, Avon Mill Lane

Variation of condition 7 of application 21/01412/FUL allowed on appeal ref: APP/F0114/W/22/3300847 on 14th April 2022 (Erection of 3 no. acoustic barriers; permission to allow the filling of concrete mixing vehicles between 6.30am and 5.30pm (Monday – Friday) 8.00am – 1.00pm Saturday and 7.30am – 5.30pm (Bank Holidays); permission to allow other specified operations at the site between 7.30am and 6.30pm (Monday-Friday) and 8.00am and 1.00pm (Saturday) and 7.30am – 5.30pm (Bank Holidays); and permission to store materials in external yard area (re-submission of planning application 20/02008/FUL)).

RESOLVED:

To **OBJECT** on the following grounds

These reasons are in addition to the objections previously submitted by Keynsham Town Council with regards to noise pollution and working hours.

Acoustic reports show that the operator has exceeded the noise limitations on numerous occasions, impacting the living conditions of local residents.

The application is therefore contrary to D6 of the Bath and North East Somerset Council Policy adopted Placemaking Plan 2017 and Local Plan (Core Strategy) Partial Update Jan 2023.

50.2 24/02395/FUL The Lays Lodge, Charlton Road

Erection of garage following demolition of existing.

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.

50.3 24/03186/VAR Coombs Creek, Old Bristol Road

Variation of condition 18 (Plans List (Compliance)) of application 19/02137/FUL (Conversion and extension of existing barn to 1 no. dwelling, demolition of outbuildings and associated 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.

50.4 24/02429/FUL 12 Corfe Crescent

Erection of single storey side extension (Revised Plans).

RESOLVED:

To OBJECT on the following grounds –

Keynsham Town Council object to the proposal as it is not be in keeping the street scene of this locality. The application is therefore contrary to D1b of the Bath and North East Somerset Council Policy adopted Placemaking Plan 2017 and Local Plan (Core Strategy) Partial Update Jan 2023.

Also, the scale of the revised plans, and degree of the development proposal is unacceptable and would constitute an over development in this location and therefore is contrary to policies D1 – D4 of the Bath and North East Somerset Council Policy adopted Placemaking Plan 2017 and Local Plan (Core Strategy) Partial Update Jan 2023.

50.5 24/02971/VAR Lays Farm Business Centre, Lays Farm Trading Estate

Variation of conditions 4 (Construction Management Plan), 8 (Wildlife Protection and Enhancement), 11 (Materials) and 14 (Drainage Strategy) of application 18/05696/OUT (Outline planning application for the demolition of existing industrial buildings and erection B1 Business buildings and 8 no. dwellings).

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.

50.6 24/03056/VAR Lays Farm Business Centre, Lays Farm Trading Estate

Variation of condition 10 (Plans List) of application 21/01825/RES ((Approval of reserved matters to approve appearance, layout, scale, and the landscaping of the site in regards to application 18/05696/OUT (Outline planning application for the demolition of existing industrial buildings and erection B1 Business buildings and 8 no. dwellings)).

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.

50.7 24/02425/VAR 2 Mayfields

Variation of condition 11 (Plans List (Compliance)) of application 21/05172/VAR (Variation of condition 11 (Plans List) of application 19/00590/FUL (Erection of 4no flats on land adjacent to 2 Mayfields)).

RESOLVED:

To OBJECT on the basis that there is not sufficient parking on site for the additional 2 flats. Keynsham Town Council would also like to highlight that there are insufficient plans detailing the roof conversions.

Therefore, the application is contrary to Policy ST7 of the Bath and North East Somerset Council Policy adopted Placemaking Plan 2017 and Local Plan (Core Strategy) Partial Update Jan 2023.

50.8 24/03207/FUL 102 Park Road

Erection of single storey extension following demolition of existing 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.

50.9 24/03105/FUL 63 The Mead

Erection of single storey rear infill extension, conversion of garage and loft conversion with dormer.

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.

50.10 24/02917/FUL 131 Wellsway

Proposed front and rear dormer construction to facilitate loft conversion with internal alterations and changes to fenestration and external materials at ground floor.

RESOLVED:

*To OBJECT on the following grounds –
Keynsham Town Council object to the proposal as it is not be in keeping with the street scene of this locality. The application is therefore contrary to D1b of the Bath and North East Somerset Council Policy adopted Placemaking Plan 2017 and Local Plan (Core Strategy) Partial Update Jan 2023.*

Keynsham Town Council also consider it to be an overdevelopment of the site with inappropriate fenestration and therefore is contrary to policies D1 and D2 of the Bath and North East Somerset Council Policy adopted Placemaking Plan 2017 and Local Plan (Core Strategy) Partial Update Jan 2023.

TREWORKS

50.11 24/02827/TCA 17 Wellsway

T1 - Beech - Crown reduce by approx 2-2.5metres.

N.B. No works to T2 & G3 shown on sketch plan

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

51. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

RESOLVED:

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

52. ITEMS FOR DECISION

52.1 ACTIVE TRAVEL MASTERPLAN

RESOLVED:

That the Deputy Town Clerk circulate the consultation to the Committee for their responses and then the DTC to collate and submit an overall response from the Town Council.

52.2 NALC Survey on MHCLG Proposed Reforms to the NPPF and Other Planning Reforms

RESOLVED:

That the Deputy Town Clerk and the Town Clerk compose a letter to NALC stating that the Council do not feel that they have the expertise to complete the survey but would like to state that Keynsham has had its fair share of new housing. Any additional developments would be a severe strain on the infrastructure and services of the town.

That they understand the need for affordable housing for the younger generations but feel that Keynsham isn’t suitable for further developments.

52.3 TRAFFIC REGULATION ORDER 24-026 Manor Road

RESOLVED:

To receive and note, no further comment to be made by Town Council

53. ITEMS FOR INFORMATION

53.1 TEMPORARY TRO – BA27-3 & 6, KEYNSHAM RUGBY CLUB

RESOLVED:

To receive and note the TRO BA27-3 & 6.

53.2 MY MODE CHOICE

RESOLVED:

To receive and note and agree to promote the website.

54. LIST OF OUTSTANDING PLANNING APPLICATIONS

RESOLVED:

To receive and note the information.

55. 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 30th September 2024** at **7.00 p.m.**

The meeting finished at 8.31 p.m.

Signed:
(Chairman)

Date: