



KEYNSHAM TOWN COUNCIL

Minutes of the Planning & Development Committee meeting held on
Monday 30th September 2024 at 7.00 pm in MakeSpace, 2 Riverside Terrace,
Keynsham BS31 1HF.

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

IN ATTENDANCE: Dawn Drury (Town Clerk) and Councillor A Halliday (speaking on
8.5 on the agenda)

56. APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllr C Davis.

57. DECLARATIONS OF INTEREST

There were none.

58. DISPENSATIONS

There were none.

59. CONFIRMATION OF MINUTES

RESOLVED:

*That the Minutes of the Planning & Development Committee meeting held on Monday 2nd
September 2024 (previously circulated) be confirmed as a true record and signed by the
Chairman.*

60. PUBLIC PARTICIPATION

There were none

61. QUESTIONS ON NOTICE BY MEMBERS

There were none.

62. SITE VISITS

There were none.

63. CONSULTATION ON PLANNING APPLICATIONS

With agreement with the committee agenda item 8. 24/03584/FUL 67 The Mead to hear from Cllr Halliday.

63.1 24/03584/FUL 67 The Mead

Erection of a single storey rear extension and extension to garage.

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.

63.2 24/00155/RES Land Parcel 0005, Bath Road

Reserved matters for the development of 208 homes, replacement sports pitch to facilitate expanded primary school, open space, landscaping and all associated infrastructure pursuant to planning permission ref: 20/02673/OUT.

RESOLVED:

To Comment only on the following grounds:

In respect of this applications Keynsham Town Council comments that there are some key issues to be addressed.

- (i) The inclusion of football pitches within the development without the provision of a facility pavilion/community hub would be detrimental to the development and could hinder the communities potential to flourish. Keynsham Town Council support Sport England’s comment that further layout and design amendments as per their recommendations should be made. The isolated pitch to the south of the development does not have provision close to the pitch for parking close other than the spaces proposed for the allotment holders, which will encourage on road parking on the estate roads, especially as it is reached by a no through road. From a commercial viability point of view locating the pitches close to each other with facilities would be far more beneficial for the community.
- (ii) Keynsham Town Council encourages the applicant to ensure that drainage will be sufficient to avoid the incidents of flooding that have occurred on the Hygge development.
- (iii) Concerns are raised as the point of egress and ingress to the development on the A4 that will have vehicular movements crossing an existing cycle lane (which is a cycle route to school) and footpath. A right of way should be given to cyclists over motorists. Keynsham Town Council supports B&NES Council’s Transport and

Highways recommended conditions.

- (iv) Keynsham Town Council supports B&NES Council's Arboriculture Team's revisions to the plans as specified in their response to the application.
- (v) Active travel links throughout the site should be of a high quality and cater for all users.

The application therefore is not currently in accordance with Policies ST1 and ST7 of the Bath and North East Somerset Council Local Plan Partial Update and Transport and Development Supplementary Planning Document which states that plans should be in the interest of enabling a genuine choice of travel mode.

63.3 24/01371/FUL 37 Gaston Avenue – REVISED PLANS

Remove and replace 2no. existing 1.25m high driveway gates with 2no. 1.9m gates at existing dropped kerbs, exiting onto Gaston Avenue. Erect 1.9m high fencing along the boundary between front garden and 38 Gaston Avenue. Erect a 2m high fence to partition front garden.

RESOLVED: To OBJECT on the following grounds

The amendments are not sufficient for Keynsham Town Council to support the proposal as it is not in keeping with existing fencing and hedging styles at other properties in this locality. The proposal is unacceptable as it will create a precedent for solid gating and higher fencing in front gardens which are currently open with either hedging or low fencing.

The fencing proposal will be contrary to the distinctiveness and identify of other housing frontages.

The application is therefore contrary to Policies D1b, and D6 of the Bath and North East Somerset Council Policy adopted Placemaking Plan 2017 and Local Plan (Core Strategy) Partial Update Jan 2023.

Cllr Brennan left the meeting at this point.

63.4 24/03373/FUL 7 Lockingwell Road

Erection of 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.

In respect of the matter of the tree on the applicant's property the Town Council has no



remit to comment on the same and the neighbour should take this up directly with the applicant.

63.5 24/03485/FUL 3 Severn Way

Erection of a first-floor extension over existing side structure

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.

63.6 24/02198/FUL IJ McGill Transport Ltd, Unity Road

Change of use of the existing building to provide an indoor electric go-karting centre (sui generis use) with associated installation of plant, and signage. REVISED PLANS

RESOLVED:

To OBJECT on the following grounds

- (i) Keynsham Town Council reiterate their objections within their submission of the 12th July 2024.*
- (ii) Keynsham Town Council supports B&NES Council's Transportation and Highways Team's request for the provision of further information to satisfy their scope for revision of the plans.*
- (iii) Keynsham Town Council supports B&NES Council's Economic Development Team's objection that the change of use would result in a substantial loss of industrial floor space that is key to Keynsham's role as a sub-area to Bath, in meeting the demand for such space.*
- (iv) Keynsham Town Council also has concerns in respect of such change of use and what it may mean for the area (which could be a connection to a major housing development, if Keynsham North Development comes forward). Should the go-karting centre fail there is no telling what the building could be used for in the future!*

The application is therefore contrary to Policy KE.1. b (b) of the Bath and North East Somerset Council's Core Strategy Plans.

64 PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

RESOLVED:

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

65 ITEMS FOR INFORMATION**65.1** **NPPF CONSULTATION – SPC RESPONSE***RESOLVED:**To receive and note the information.***65.2** **NPPF CONSULTATION - ONH GOOD PLANNING RESPONSE***RESOLVED:**To receive and note the information.***65.3** **PCAA COMMENTS ON BRISTOL AIRPORT 24/P/1676/AIN***RESOLVED:**To receive and note the information.***66** LIST OF OUTSTANDING PLANNING APPLICATIONS*RESOLVED:**To receive and note the information.***67** DATE OF NEXT MEETING*RESOLVED:*

That the next scheduled meeting of this Committee will be held in **MakeSpace, 2 Riverside Terrace, Keynsham** on **Monday 28th October 2024** at **7.00 p.m.**

The meeting finished at 7.55 p.m.

Signed:
(Chairman)

Date: 28th October 24

