

KEYNSHAM TOWN COUNCIL

Minutes of the Planning & Development Committee meeting held on Monday 28th October 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)

68. APOLOGIES FOR ABSENCE

There were none.

69. DECLARATIONS OF INTEREST

There were none.

70. DISPENSATIONS

There were none.

71. CONFIRMATION OF MINUTES

RESOLVED:

That the Minutes of the Planning & Development Committee meeting held on Monday 30th September 2024 (previously circulated) be confirmed as a true record and signed by the Chairman.

72. PUBLIC PARTICIPATION

There was none.

73. QUESTIONS ON NOTICE BY MEMBERS

There were none.

74. SITE VISITS

There were none.

75. CONSULTATION ON PLANNING APPLICATIONS

75.1 24/03736/FUL 39 Albert Road

Erection of second storey extension over rear extension and erection of two storey side extension to replace single storey 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.

75.2 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 3no. 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 - Keynsham Town Council supports the objections of the local residents and lodges its own objection to the variation of condition 7.

75.3 24/03865/FUL 105 Bath Road

Change of use from c3 to c2 for use as a children's care home for under 18's

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.

75.4 24/03756/FUL Keynsham Mini Market, 9 High Street

Installation of an automated teller machine and associated signage

RESOLVED:

To OBJECT to the installation of an automated teller machine and associated signage on the following grounds: -

That the site location is on a busy high street adjacent to the no stopping area of a

pedestrian crossing which is denoted by the white Zig-Zag lines (an area under Highways legislation that allows for penalty points and fines to be served for non-compliance). Currently, these rules are totally being ignored by users of this shop that regularly have vehicles semi parked on the pavement within the zig zag area. The installation of such a machine will only encourage more illegal parking/stopping creating highways and pedestrian safety issues in this locality.

The use of the ATM would mean that part of the footway is not available to other passing pedestrians at times. The width of the footway at this location is over 2.5 metres, would be reduced considerably when vehicles park on the pavement to use the shop facilities.

75.5 24/03757/AR Keynsham Mini Market, 9 High Street

Display of 1 non-illuminated automated teller machine logo panel.

RESOLVED:

To OBJECT to this application as it relates to application 24/03756/FUL which Keynsham Town Council also objects to.

75.6 24/00768/FUL Former Keynsham Fire Station, Temple Street

Erection of 21 no. apartments (Over 55's) with ground floor space for Class E use, parking, associated landscaping and public realm improvements, to follow demolition of existing former Keynsham Fire Station building.

RESOLVED:

- (i) To reiterate the previous objection of Keynsham Town Council that the development does not address the need for affordable housing in the centre of town. Also, the proposal does not meet the needs of a mixed development, catering for only one section of the community.*
- (ii) That the lack of parking will put stresses on other local parking areas especially as future owners will have visitors and deliveries requiring parking.*
- (iii) That there is no provision for residents loading and unloading in the vicinity of this proposed development. Movement of loading bays on Temple Street and constant use of the loading bays near Market Walk could cause congestion in this area.*
- (iv) The removal of two of the regularly used designated disabled parking bays close to the Leisure Centre could have a detrimental impact of the users of this facility.*
- (v) Concerns are raised in respect of the impact that the buildings will have in respect of creating wind tunnels. Market Walk is already severely affected by the impact of wind tunnelling.*
- (vi) The proposed walk way between Market Walk and River Terrace raises concerns in respect of criminal activity and safety of users.*
- (vii) Concerns are raised in respect of the overlooking from the windows on the southern elevation and those directly opposite on the existing riverside apartments above the Leisure Centre.*
- (viii) Keynsham Town Council notes the objection of Transition Bath in respect of the Solar PV proposal.*

75.7 24/02917/FUL 131 Wellsway – Revised Plans

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 grounds of inappropriate fenestration to the rear of the property and therefore is contrary to policies D1 and D2 of the of the Bath and North East Somerset Council Policy adopted Placemaking Plan 2017 and Local Plan (Core Strategy) Partial Update Jan 2023.

76. TREEWORKS**24/03905/TCA Park House, Station Road**

T1 Willow – Re-pollard to previous points.

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

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

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

78. ITEMS FOR INFORMATION**78.1 DRAFT REVISED NATIONAL PLANNING POLICY FRAMEWORK AND RE-SETTING THE LOCAL PLAN****RESOLVED:**

To receive and note the letter.

78.2 24/00010/ADVERT - 41 HIGH STREET**RESOLVED:**

To receive and note the email.

78.3 TINTAGEL - FINAL DESIGN INFORMATION SESSION**RESOLVED:**

To receive and note the information.

78.4 MANOR ROAD, SALTFORD (PROHIBITION OF DRIVING OF MOTOR VEHICLES)

RESOLVED:

To receive and note the Traffic Regulation Order – 24-021 – Manor Road, Saltford (Prohibition of Driving of Motor Vehicles) TRO – Notice of Making

79. LIST OF OUTSTANDING PLANNING APPLICATIONS**RESOLVED:**

To receive and note the information.

80. DATE OF NEXT MEETING**RESOLVED:**

That the next scheduled meeting of this Committee will be held in **MakeSpace, 2 Riverside Terrace, Keynsham on Monday 25th November 2024 at 7.00 p.m.**

The meeting finished at 8.00 p.m.

DRAFT