

KEYNSHAM TOWN COUNCIL

Minutes of the Planning & Development Committee meeting held on Monday 25<sup>th</sup> November 2024 at 7.00 pm in MakeSpace, 2 Riverside Terrace, Keynsham BS31 1HF.

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

IN ATTENDANCE: Dawn Drury (Town Clerk)

81. APOLOGIES FOR ABSENCE

Apologies were received and accepted from Councillor Brennan.

82. DECLARATIONS OF INTEREST

There were none.

83. DISPENSATIONS

There were none.

84. CONFIRMATION OF MINUTES

*RESOLVED:*

*That the Minutes of the Planning & Development Committee meeting held on Monday 28<sup>th</sup> October 2024 (previously circulated) be confirmed as a true record and signed by the Chairman.*

85. PUBLIC PARTICIPATION

There was one member of the public.

86. QUESTIONS ON NOTICE BY MEMBERS

There were none.

87. SITE VISITS

There were none.

## 88. TINTAGEL CLOSE - FINAL DESIGN INFORMATION SESSION

### **RESOLVED:**

To receive and note the presentation from Curo, regarding the final design for the redevelopment of Tintagel Close.

Q & A – Questions from Councillors on the proposed estate.

- Q What is proposed in respect of biodiversity, tree planting and wildlife?
- A. A landscaping plan has been drawn up that includes trees and hedging and it is proposed that the net biodiversity gain will be better than the 10% required.
- Q. Is there a communal bin storage area?
- A. Each property will have its own bin area.
- Q. Will the original tenants of the former Tintagel estate be re-housed in the new homes?
- A. The previous tenants have no right to return to the new homes and the homes will be rented through the Council's waiting list (the home choice scheme). Curo will push for giving a preference for people with connections to Keynsham (currently live in the town, etc).
- Q. What was the response from the locals that attended the two consultation sessions?
- A. Some were glad that the old flats were being demolished. They were pleased that the housing would be affordable or social rented. There was a mixed response in respect of the original scheme and the new proposed scheme for development probably 50/50.
- Q. How would community use of the land be improved?
- A. The possibility of a licensed coffee van was being considered.
- Q. Would a teenager shelter, basketball and somewhere to play football on a hard surface be considered as part of the new plans?
- A. A balance needs to be met as some local residents were against such activities close to their homes.
- Q. How will you deal with areas of the grass being so wet?
- A. Better drainage is included in the plans, with the inclusion of attenuations tanks and extended drainage channels.

Thanks were expressed to the members of Curo for the consultations that they held at Queens Road and for their presentation at this meeting.

## 89. CONSULTATION ON PLANNING APPLICATIONS

With the agreement of the Committee item 9.2 - 24/03963/FUL 23 Charlton Park - Erection of conservatory and single storey side extension was brought forward in order to hear a member of the public.

**89.1 24/03963/FUL 23 Charlton Park**

Erection of conservatory and single 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.*

**89.2 24/03970/FUL Esso Service Station, Bath Road**

Installation of 6no. EVC bays and associated infrastructure.

**RESOLVED:**

*To SUPPORT with comment- 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.*

*Keynsham Town Council requested that the charging points are powered by renewable energy.*

**89.3 24/04012/FUL 49 Hurn Lane**

Erection of first floor extension.

**RESOLVED:**

*To SUPPORT with condition- 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.*

*Condition requested – Keynsham Town Council note that there are two internal stair cases in this property. A condition should be added to any permission granted that the property should remain as one dwelling and not be adapted to two dwellings in the future.*

**89.4 24/04145/FUL 13 Lytton Grove**

Erection of 2 storey side extension and rear single storey extension with part first floor following demolition of existing 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.*

**89.5 24/04022/FUL 12 Martock Road**

Erection of first floor 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.*

**89.6 24/03959/FUL 3 Maximus Gardens**

Loft conversion with flat roof dormers.

**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.*

**89.7 24/04068/SOLPA Keynsham Leisure Centre, River Terrace**

Prior approval request for the installation of 215No. roof mounted solar PV panels of total installed capacity 97.83kWp on the roof of Keynsham Leisure Centre.

**RESOLVED:**

*To SUPPORT with comments- 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.*

*Keynsham Town Council request that the concerns in respect of glint and glare from the solar PV panels are addressed. Also, that a condition be added to any permission granted that there is adequate space for maintenance of the buildings in the locality.*

**89.8 24/03948/FUL Unit 9a Rockhill Estate.**

Change of E Class use to Sue Generis for Pizza Takeaway with Erection of Extractor flue duct on front elevation.

**RESOLVED:**

*To OBJECT on the following grounds:*

- (i) Traffic and highways safety implications are unacceptable. The entrance and egress from the Rockhill estate has very poor visibility splays.*
- (ii) The parking arrangements would be unsatisfactory. This is a small commercial estate adjacent to residential properties with very limited parking that would not be able to support the proposed pizza takeaway.*
- (iii) Keynsham Town Council object strongly to this application's change of use from E Class to Sui Generis. Categorising buildings in this area, so that they fall within a*

*class of their own for the purposes of planning permission could be dangerous in a location such as this. It could mean that if the proposed business fails any industry may take up residency in unit 9A Rockhill Estate.*

*The application is therefore contrary to planning policy ST7 of Bath and North East Somerset Council adopted Placemaking Plan 2017 and Local Plan (Core Strategy) Partial Update Jan 2023.*

#### **89.9 24/04260/FUL 12 Romulus Close**

Loft conversion and front elevation changes with associated works.

**RESOLVED:**

*To OBJECT on the following grounds:*

- (i) The development is unacceptable due to the scale, height and degree of the proposal.*
- (ii) There are concerns in respect of the amenity of neighbours especially overlooking.*
- (iii) The design is unsatisfactory, the windows and verandas at roof level are inappropriate.*
- (iv) The design is flawed as the property frontage will be incongruous with not only the neighbouring property but the street scene.*

*The application is therefore contrary to planning policies D1 and D6 of Bath and North East Somerset Council adopted Placemaking Plan 2017 and Local Plan (Core Strategy) Partial Update Jan 2023.*

#### **89.10 24/03951/FUL Enzeli, Stockwood Vale**

Raising ridge line by 600mm, hip-to-gable roof conversion, rear flat roof dormer and Velux windows.

**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.*

#### **89.11 24/04259/FUL 11 The Brambles**

Erection of single storey extension to extend the kitchen and create a dining 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.*

## 89.12 24/04238/FUL Street Record, Tintagel Close

Erection of 45 no. dwellings and enhanced public open space with associated works, following demolition of existing buildings.

**RESOLVED:**

*To SUPPORT with conditions - 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.*

- (i) That the Youth Shelter and Basketball ring which belong to the Town Council be reinstated with the planned site or be sited on the B&NES Council land of Kelston Park.*
- (ii) That consideration be given to the footpath through Kelston Park being upgraded to a dual purpose footpath and cycle path.*
- (iii) That consideration be given to a possible hard surface football area being incorporated in the plan or on the Kelston Park site.*
- (iv) That Keynsham Town Council have sight of the construction management plan including full details of the proposed vehicular movements, especially during the demolition phase.*
- (v) That consideration is given to Sec. 106 funding being allocated to community facilities in the area.*

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

**RESOLVED:**

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

## 91. ITEMS FOR INFORMATION

### 91.1 Appeal 24/00039/HOUSE 198 Wellsway

Erection of two storey side extension and front porch 24/01176/FUL

**RESOLVED:**

*To receive and note the information.*

## 92. LIST OF OUTSTANDING PLANNING APPLICATIONS

**RESOLVED:**

*To receive and note the information.*

93. DATE OF NEXT MEETING

**RESOLVED:**

That the next scheduled meeting of this Committee will be held in **MakeSpace, 2 Riverside Terrace, Keynsham** on **Monday 16<sup>th</sup> December 2024** at **7.00 p.m.**

The meeting finished at 8.20 p.m.

Signed: ..... Date: .....  
(Chairman)

DRAFT