

KEYNSHAM TOWN COUNCIL

Minutes of the Planning & Development Committee meeting held on
Monday 13th January 2025 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)

106. APOLOGIES FOR ABSENCE

There were none.

107. DECLARATIONS OF INTEREST

There were none.

108. DISPENSATIONS

There were none.

109. CONFIRMATION OF MINUTES

RESOLVED:

*That the Minutes of the Planning & Development Committee meeting held on Monday 16th
December 2024 (previously circulated) be confirmed as a true record and signed by the
Chairman.*

110. PUBLIC PARTICIPATION

There were none.

111. QUESTIONS ON NOTICE BY MEMBERS

There were none.

112. SITE VISITS

There were none.



113. CONSULTATION ON PLANNING APPLICATIONS

113.1 24/00453/FUL 3 Abbotswood Close

Erection of two storey side extension – REVISED

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.

113.2 24/04658/CDCOU The Clockhouse, Bath Hill

Prior approval request for the conversion of commercial properties to 15 no. dwellings.

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.

However, Council is concerned that there is no commitment to social or affordable housing included in the development plan.

Keynsham Town Council also reiterates the comments of B&NES transportation and Highways Departments in respect of the parking space for flat number 15, detailed within the plan documentation, that highlights the location and placement of this particular parking space and the affect that it may have for future residents when accessing the cycle store. Keynsham Town Council agree that reduction of parking facilities or an amendment of the proposed parking layout could solve this issue.

In respect of environment and sustainability, the installation of heat pumps reducing the proposed development's carbon footprint together with an upgrade of thermal performance would make this application more acceptable.

113.3 24/04522/FUL Esso Service Station, Bath Road

Extension to existing forecourt shop/sales building and other 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.

113.4 24/04596/AR 46A High Street

Display of new "One Stop" Signage and graphics to include externally illuminated fascia with trough LED lighting and logo pod, internally illuminated One Stop projecting sign, non-illuminated Post Office projecting sign, 4no. ACM/VW and window manifestation.

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.

113.5 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.*

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

113.6 24/04642/FUL 3 Severus Street

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.

113.7 24/04688/FUL 16 West View Road

Erection of single storey rear extension following demolition of existing single storey extension and conservatory.

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.

114 PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL**RESOLVED:**

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

115 ITEMS FOR INFORMATION**115.1 24/04549/TCA Abbotshill, Durley Park**

T2 Walnut – Remove to provide long term stability to Abbotshill.

This was registered in error because the walnut was not within the TPO.

RESOLVED:

To receive and note that this application no longer requires tree consent.

115.2 24-026 - Manor Road, Keynsham - Outcome of TRO Advertisement**RESOLVED:**

To receive and note the two reports outlining the comments received from informal consultation with Ward Members and the police earlier this year, followed by the public advertisement of the proposals and a summary of the comments we received from the public.

115.3 24/02429/FUL 12 Corfe Crescent**RESOLVED:**

To receive and note the referral form with comments from the Chair and Vice Chair.

115.4 Appeal Notifications Parcel 4048 Durley Hill

3 Appeals have been submitted against this application

Without planning permission, the change of use of land from agriculture to a mixed use consisting of agriculture, the stationing of caravans for residential use, waste transfer station, burning of waste and open-air storage (including but not limited to the storage of: caravans, mobile homes, vehicles, lorry trailers, shipping containers, logs and waste materials)

RESOLVED:

To receive and note the appeal notifications.

116 ITEMS FOR DECISION

Bristol Airport Master Plan Consultation

The Master Plan Consultation has been published. It can be found on this link

<https://bristolairport-futureplans.co.uk>

The consultation period has commenced and lasts until 31 January 2025.

The PCAA encourages all parishes to respond. Parishes may find it easier to write a response rather than fill in the online form, if so email consultation@bristolairport.com

RESOLVED:

That the Clerk email consultation@bristolairport.com stating that as members of the Parish Council Airport Association (PCAA) Keynsham Town Council strongly support the submission of the PCAA.

117 LIST OF OUTSTANDING PLANNING APPLICATIONS

RESOLVED:

To receive and note the information.

118 DATE OF NEXT MEETING

RESOLVED:

That the next scheduled meeting of this Committee will be held in **The Space, Market Walk, Keynsham on Monday 3rd February 2025 at 7.00 p.m.**

The meeting finished at 7.46 p.m.

Signed:



(Chairman)

Date:

3-2-25

