

KEYNSHAM TOWN COUNCIL

Minutes of the Planning & Development Committee meeting held on Monday 3<sup>rd</sup> February 2025 at 7.00 pm in The Space (above the Library, entrance opposite Iceland) Market Walk, Keynsham.

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

IN ATTENDANCE: AMANDA HAZEL (RFO)

119. APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllr Burton.

120. DECLARATIONS OF INTEREST

There were none.

121. DISPENSATIONS

There were none.

122. CONFIRMATION OF MINUTES

*RESOLVED:*

*That the Minutes of the Planning & Development Committee meeting held on Monday 13<sup>th</sup> January 2025 (previously circulated) be confirmed as a true record and signed by the Chairman.*

123. PUBLIC PARTICIPATION

There were none.

124. QUESTIONS ON NOTICE BY MEMBERS

There were none.

125. SITE VISITS

There were none.



## 126. PRESENTATION ON THE ALDI DEVELOPMENT

**RESOLVED:**

*To receive and note the update from Cavendish Consultants on the Aldi Supermarket Development.*

## 127. CONSULTATION ON PLANNING APPLICATIONS

With the agreement of the Planning and Development Committee members, item 9.3 on the agenda was brought forward in order to hear from the Applicant.

### 127.1 24/04715/REG03 Parcel 0251 Somerdale Factory Road

Erection of two span cable stay bridge for pedestrian, cycle and equine use, with associated works.

**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.*

### 127.2 25/00147/FUL 10 Chandos Road

Erection of two-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.*

### 127.3 24/04690/FUL 23 Culvers Road

Erection of single storey side extension, new tiled roof on existing flat roof and creation of dropped kerb.

**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.*

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

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

**129. ITEMS FOR INFORMATION****129.1 24/04260/FUL 12 Romulus Close****RESOLVED:**

*To receive and note the Chair of Delegation Form in relation to this application.*

**129.2 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 receive and note that the above application was referred to the Chair/Vice Chair of the Planning Committee who have decided to delegate the decision of refusal to officers. We will be formally notified when the decision is issued.*

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

*To receive and note the information.*

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

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

The meeting finished at 8.20 p.m.

Signed: .....  
(Chairman)

Date: 3 March 25

