

KEYNSHAM TOWN COUNCIL

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

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

IN ATTENDANCE: DAWN DRURY – TOWN CLERK

132. APOLOGIES FOR ABSENCE

Cllr A Greenfield.

133. DECLARATIONS OF INTEREST

There were none.

134. DISPENSATIONS

There were none.

135. CONFIRMATION OF MINUTES

RESOLVED:

That the Minutes of the Planning & Development Committee meeting held on Monday 3rd February 2025 (previously circulated) be confirmed as a true record and signed by the Chairman.

136. PUBLIC PARTICIPATION

There were none.

137. QUESTIONS ON NOTICE BY MEMBERS

There were none.

138. SITE VISITS

There were none.

139. CONSULTATION ON PLANNING APPLICATIONS

139.1 25/00450/FUL 30 Avon Road

Erection of single storey side and rear extension.

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.

139.2 25/00460/FUL Land Next To 200 Bath Road

Creation of dropped kerb and access.

RESOLVED:

Comments only – Keynsham Town Council are of the opinion that the plans provided are insufficient to make a decision on this application. It is not clear from the plans as to where the dropped kerb is to be located.

139.3 25/00311/FUL 8 Bluebell Drive

Erection of orangery to rear elevation.

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.

139.4 25/00679/FUL 72 Chandag 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.

139.5 25/00534/FUL 3 Charlton Park

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.

139.6 25/00468/FUL Flat 2 Victoria House, Dapps Hill

Existing wooden windows replaced with uPVC doubled glazed units (Retrospective).

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.

139.7 25/00365/FUL The Keynsham Courtyard, 19 High Street

Erection of 4 no shed huts following partial demolition of existing outbuilding, a pergola which will cover a stage area, covered booth seating, additional loose and fixed seating, storage shed and general garden refurbishment, decoration and lighting.

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.

139.8 25/00400/FUL 16 Maximus Gardens

Installation of an Air Source Heat Pump.

RESOLVED:

To SUPPORT subject to noise possibilities being checked, so that any noise levels omitted fit into this location considering its proximity to neighbouring properties - 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. Policy D6 the amenity of neighbours needs to be checked to ensure that they will not be significantly affected.

139.9 25/00372/FUL 1 Torridge Road

Erection of two storey side extension.

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.

B&NES should ensure that a construction management plan is in place addressing the concerns of neighbours and meeting the needs of the locality.

2A

139.10 25/00422/FUL 59 Queens Road

Erection of two storey side extension and detached 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.

TREWORKS

139.11 25/00485/TCA 10 Avon Road

Norway Maple T1 - reduce by 2-3 metres. Birch T2 – fell. Horse chestnut T3 - reduce by 2 metres.

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

139.12 25/00350/TCA 6 Chew Cottages, Dapps Hill

T1 Leylandii- Fell.

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

139.13 25/00543/TPO Ground Floor Offices, Wessex House, Pixash Lane

- T1 - horse chestnut -fell, grind and replant with 2 liquid amber at 10-12 dbh
- T2 -horse chestnut -fell, grind and replant with 2 liquid amber at 10-12 dbh
- T3 - horse Chestnut -reduce by 2m
- T4 - horse Chestnut - reduce by 2m
- T5 -poplar -reduce by 10m back to previous points
- T6 - poplar -reduce by 10m back to previous points
- T7- poplar -reduce by 10m back to previous points
- T8 -poplar -reduce by 10m back to previous points

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

140 PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

RESOLVED:

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

141 ITEMS FOR INFORMATION**19/04075/VAR Parcel 2100, Parkhouse Lane**

Keynsham Town Council have raised a complaint to B&NES Planning Enforcement with regard to the allotments not being implemented as per the plans of this development.

RESOLVED:

To receive and note the information.

142 ITEM FOR DECISION**SW5954 - PROPOSED STOPPING UP OF HIGHWAY AT TINTAGEL CLOSE**

RESOLVED:

That Keynsham Town Council has no objections to the order.

143 LIST OF OUTSTANDING PLANNING APPLICATIONS

RESOLVED:


To receive and note the information.

144 DATE OF NEXT MEETING

RESOLVED:

That the next scheduled meeting of this Committee will be held in **The Space, Market Walk, Keynsham on Monday 31st March 2025 at 7.00 p.m.**

The meeting finished at 7.40 p.m.

Signed: 
(Chairman)

Date: 31-3-25

