

KEYNSHAM TOWN COUNCIL

Minutes of the Planning & Development Committee meeting held on Monday 31st March 2025 at 7.00 pm in The Space (above the Library, entrance opposite Iceland) Market Walk, Keynsham.

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

IN ATTENDANCE: DAWN DRURY – TOWN CLERK

145. APOLOGIES FOR ABSENCE

There were none.

146. DECLARATIONS OF INTEREST

There were none.

147. DISPENSATIONS

There were none.

148. CONFIRMATION OF MINUTES

RESOLVED:

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

149. PUBLIC PARTICIPATION

There were none.

150. QUESTIONS ON NOTICE BY MEMBERS

There were none.

151. SITE VISITS

There were none.



152. CONSULTATION ON PLANNING APPLICATIONS

152.1 25/00692/FUL 5 Derwent Grove

Erection of single storey side extension following demolition of existing garage and utility room. Erection of two storey front extension/porch. Installation of 2 no. front dormer windows to create roof conversion. Creation of new hardstanding.

RESOLVED:

To SUPPORT with comments- 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, to reiterate the comments of B&NES Transportation and Highways Department that in accordance with the latest Transport and Development Supplementary Planning Document (SCD) in respect of the provision of a maximum level of car parking. The recommendations of the scheme providing for two parking spaces (not including the garage) and the reduction of the length of the dropped kerb at the front of the dwelling should be followed.

152.2 25/00477/FUL 11 Handel Road

Erection of single storey rear extension and 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.

152.3 25/00517/FUL 66 Lockingwell Road

Erection of single storey extension to side elevation, alterations to existing loft room, adding dormer to the rear and small gabled dormer to the front elevation.

Optional - Installation of real wood cladding to the top front portion of the property.

Proposed cladding material to be real wood, cedar / larch.

Optional - changing of roof tiles from concrete double roman tiles to flat dark grey concrete Marley moderns.

Raising ridge height of existing garage roof from 2.4 to 2.7.

RESOLVED:

Comments only – Keynsham Town Council could neither support nor object to this application due to the poor-quality plans and lack of clear information in the sketches.

153. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

RESOLVED:

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

154. FOR DECISION

154.1 PUBLIC PATH DIVERSION ORDER BA27/27, WITHIES GREEN

RESOLVED:

To receive and note the order.

154.2 SALT FORD PARISH COUNCIL LETTER

RESOLVED:

- i) To receive and note Saltford Parish Council's letter to Angela Rayner.*
- ii) That Keynsham Town Council should not send a letter to Government of the same nature. Council prefers to wait until they have a clearer picture from the Local Authority in respect of what development will be imposed in this locality.*

155. ITEMS FOR INFORMATION

155.1 TEMPORARY TRAFFIC REGULATION ORDER BA27/70

RESOLVED:

To receive and note the TRO BA27/70 order.

155.2 APPEAL DECISION APP/F0114/D/24/3353036

RESOLVED:

To receive and note the notification of appeal.

155.3 TEMPORARY TRAFFIC REGULATION ORDER BA27/27

RESOLVED:

To receive and note the TRO BA27/27 order.

156. LIST OF OUTSTANDING PLANNING APPLICATIONS

RESOLVED:


To receive and note the information.

157. DATE OF NEXT MEETING

RESOLVED:

That the next scheduled meeting of this Committee will be held in **The Space, Market Walk, Keynsham** on **Monday 28th April 2025** at **7.00 p.m.**

The meeting finished at 7.25 p.m.

Signed: 
(Chairman)

Date: 28-4-25