

KEYNSHAM TOWN COUNCIL

Minutes of the Planning & Development Committee meeting held on
Monday 28th April 2025 at 7.00 pm in The Space, Market Walk, Keynsham.

PRESENT: Cllrs C Brennan, M Burton, C Fricker (Chair)

IN ATTENDANCE: Amanda Hazell - RFO

158. APOLOGIES FOR ABSENCE

Cllrs E Cannon and C Davis. Cllr D Brassington not in attendance.

159. DECLARATIONS OF INTEREST

There were none.

160. DISPENSATIONS

There were none.

161. CONFIRMATION OF MINUTES

RESOLVED:

That the Minutes of the Planning & Development Committee meeting held on Monday 31st March 2025 (previously circulated) be confirmed as a true record and signed by the Chairman.

162. PUBLIC PARTICIPATION

There were none.

163. QUESTIONS ON NOTICE BY MEMBERS

There were none.

164. SITE VISITS

There were none.

165. CONSULTATION ON PLANNING APPLICATIONS

165.1 25/01253/FUL 42 Alexander Road

Erection of single storey side and 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.

165.2 25/01297/FUL 16 Arcadius Way

Part convert existing double garage into new playroom retaining a single 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.

165.3 25/01167/FUL 9 Augustus Avenue

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.

165.4 25/00609/FUL 37 Charlton Park

Erection of 6 no houses following demolition of current dwelling.

RESOLVED:

Object with comments – The Town Council oppose this application on over development. There is not enough detail and the plans are unclear. Would appreciate clearer plans to be able to be sure what is being proposed.

165.5 25/01360/FUL 6 Holcombe Grove

Erection of a two storey side and single storey rear extension following demolition of existing 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

165.6 25/01362/FUL 26 Lambourn Road

Erection of new single storey wrap around 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.

165.7 25/01127/FUL 2 Maesbury Road

Erection of extension of existing first floor bedroom rearward over existing kitchen.

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.

165.8 25/01234/CLEU 6 Uplands Farm Barns, Wellsway

Internal and external changes to permitted conversion 15/00199/ADCOU (Certificate of Lawfulness for an Existing Development).

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**165.9 25/01410/TCA The Rectory, 1 The Park**

Conifer G1 - reduce by approximately 4 metres, side prune lower overhanging branches back to main stem.

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

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

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

167 SPLIT DECISION PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL**RESOLVED:**

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

168 ITEMS FOR INFORMATION

Temporary closure of public footpath BA27/27 & BA27/28- Hygge Park (attached)

RESOLVED:

To receive and note the information.

169 LIST OF OUTSTANDING PLANNING APPLICATIONS

RESOLVED:

To receive and note the information.

170 DATE OF NEXT MEETING

RESOLVED:

That the next scheduled meeting of this Committee will be held in The Space, Market Walk, Keynsham on Monday 12th May 2025 at 7.00 p.m.

The meeting finished at 7.35 p.m.

Signed:
(Chairman)

Date: 12-5-25