

## KEYNSHAM TOWN COUNCIL

Minutes of the Planning & Development Committee meeting held on  
Monday 12<sup>th</sup> May 2025 at 7.00 pm in The Space, Market Walk, Keynsham.

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

IN ATTENDANCE: Dawn Drury (Town Clerk)

### 171. APOLOGIES FOR ABSENCE

There were none.

### 172. NOT PRESENT

Cllr D Brassington.

### 173. DECLARATIONS OF INTEREST

There were none.

### 174. DISPENSATIONS

There were none.

### 175. CONFIRMATION OF MINUTES

**RESOLVED:**

*That the Minutes of the Planning & Development Committee meeting held on Monday 28<sup>th</sup> April 2025 (previously circulated) be confirmed as a true record and signed by the Chairman.*

### 176. PUBLIC PARTICIPATION

There were none.

### 177. QUESTIONS ON NOTICE BY MEMBERS

There were none.

### 178. SITE VISITS

There were none.

## 179. CONSULTATION ON PLANNING APPLICATIONS

### 179.1 25/01777/CLPU 9 Courtenay Road

Erection of a single storey rear extension (Certificate of Lawfulness for a Proposed Development).

**RESOLVED:**

*That Council have no comment.*

### 179.2 25/01643/FUL Development Site Next to 2 Mayfields

Conversion of roof void to form 2no 1 bed flats.

**RESOLVED:**

*To OBJECT on the following grounds –*

- (i) That based on the proposal the development constitutes an overdevelopment of the property. Bath & North East Somerset (B&NES) planning policy aims to prevent overdevelopment by ensuring that developments should be proportionate to the existing character and scale of the area.*
- (ii) That proposals should consider the impact on infrastructure including parking, in which this case will lead to serious parking implications for existing residents in this locality, together with the future proposed inhabitants of the two flats.*

### 179.3 25/01552/FUL 2 St Keyna 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.*

### 179.4 25/01749/FUL 4 The Mead

Erection of single storey rear and side wrap-around extension following demolition of existing 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.*

### 179.5 25/01677/FUL 12 Walden 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.*

#### **179.6 25/01622/FUL Dental Surgery 143 Wellsway**

Change of use of the existing single storey extension and parking area at the side of main dwelling from a dental surgery to a medical/health service use (Sui generis).

**RESOLVED:**

*To SUPPORT with condition – That the permission be granted only for a medical/health service use and any further change of use should be granted only under a new application.*

#### **TREWORKS**

#### **179.7 25/01561/TCA 24 Dapps Hill**

T1 Horse Chestnut - Crown reduce to previous reduction points approx 2m.

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

#### **179.8 25/01636/TPO Ground Floor Offices, Wessex House, Pixash Lane**

T1-Horse Chestnut, 2m reduction crown lift to 3 metres.

T2-Horse Chestnut, 2m reduction crown lift to 3 metres.

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

Further tree matter - A Cllr requested that the Clerk investigate why the trees in Tesco car park were cut down and were Tesco under any condition to replace the trees. The Clerk will investigate.

### **180 PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL**

**RESOLVED:**

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

In respect of items 9.5 & 9.6 relating to 24/02703/FUL & 24/02704/LBA Flat 14 Victoria House Dapps Hill it was resolved:

That the Clerk write to the Chairman of B&NES Planning and Development Committee asking why that the almost like for like windows were refused on the grounds that they had

to be bespoke to meet green credentials and aesthetics of B&NES Council, whereas in 2017 they would have been approved. Resulting in replacement of windows that some residents may not afford the cost to replace windows that were in need of replacement due to the age.

## 181 FOR DECISION

### CS 12828123 PROPOSED BASE STATION UPGRADE AT CHANDOS LODGE

**RESOLVED:**

*That the Council make no comment.*

## 182 ITEMS FOR INFORMATION

### 182.1 24/04465/FUL The Hollies Charlton Road

Subdivision of land and conversion of existing residential annexe to dwelling.

**RESOLVED:**

*To receive and note the information.*

### 182.2 TEMPORARY CLOSURE OF FOOTPATH BA27/30

**RESOLVED:**

*To receive and note the information.*

## 183 LIST OF OUTSTANDING PLANNING APPLICATIONS

**RESOLVED:**

*To receive and note the information.*

## 184 DATE OF NEXT MEETING

**RESOLVED:**

That the next scheduled meeting of this Committee will be held in **The Space, Market Walk, Keynsham on Monday 9<sup>th</sup> June 2025 at 7.00 p.m.**

The meeting finished at 7.40 p.m.

Signed: .....

Date: .....(Chairman)