

# KEYNSHAM TOWN COUNCIL

Minutes of the Planning & Development Committee meeting held on  
Monday 13<sup>th</sup> January 2020 at 7.30pm  
held in The Key Centre, Charlton Road, Keynsham

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PRESENT: D Brassington, C Fricker, A Greenfield and B Simmons

IN ATTENDANCE: Dawn Drury – Deputy Town Clerk

Councillor C Fricker as Vice Chair of the Planning and Development Committee chaired the meeting in the absence of Councillor T Crouch.

145. APOLOGIES FOR ABSENCE

Councillors D Cooper and J Wallcroft

146. DECLARATIONS OF INTEREST

There were none

147. DISPENSATIONS

There were none.

148. CONFIRMATION OF MINUTES

RESOLVED:

That the minutes of the planning meeting held on 16<sup>th</sup> December 2019 were confirmed as a true record and were signed by the Vice Chairman.

149. PUBLIC PARTICIPATION

There were three members of the public present.

150. QUESTIONS ON NOTICE BY MEMBERS

There were none.

151. SITE VISITS

There were no site visits.

152. CONSULTATION ON PLANNING APPLICATIONS

With permission of the Committee it was agreed to amend the agenda order to consider agenda item 8.6 – 19/05470/FUL – 92 Lays Drive – Erection of two-storey rear extension

- 152.1 19/05470/FUL – 92 Lays Drive  
Erection of two-storey rear extension.

**Support - There are no planning reasons to object to the application as the proposal is in accordance with Bath and North East Somerset Council Policies D1 – D6 of the Placemaking Plan 2017. The granting of permission on this application should be under the proviso that the development proposal**

including the construction process, materials used, and design should adhere to the B&NES Council's Sustainable Construction Planning Document checklist and all Environmental Policies.

- 152.2 19/05280/FUL – Bath and Portland Stone, Old Station Yard, Avon Mill Lane  
Erection of 2 no. silos. (Retrospective).

**Support - There are no planning reasons to object to the application as the proposal is in accordance with Bath and North East Somerset Council Policies D1 – D6 of the Placemaking Plan 2017. The granting of permission on this application should be under the proviso that the development proposal including the construction process, materials used, and design should adhere to the B&NES Council's Sustainable Construction Planning Document checklist and all Environmental Policies.**

- 152.3 19/05541/FUL – Police Station, Bath Hill  
Demolition of buildings on site and erection of 9 dwellings, together with associated works.

**Support - There are no planning reasons to object to the application as the proposal is in accordance with Bath and North East Somerset Council Policies D1 – D6 of the Placemaking Plan 2017. The granting of permission on this application should be under the proviso that the development proposal including the construction process, materials used, and design should adhere to the B&NES Council's Sustainable Construction Planning Document checklist and all Environmental Policies.**

- 152.4 19/05448/FUL – 51 Bath Road  
Increase rear extension following removal of existing conservatory with associated works.

**Support - There are no planning reasons to object to the application as the proposal is in accordance with Bath and North East Somerset Council Policies D1 – D6 of the Placemaking Plan 2017. The granting of permission on this application should be under the proviso that the development proposal including the construction process, materials used, and design should adhere to the B&NES Council's Sustainable Construction Planning Document checklist and all Environmental Policies.**

- 152.5 19/05475/FUL – 23 Chandos Road  
Erection of a two-storey rear extension with extended single-storey side and rear extension.

**Support - There are no planning reasons to object to the application as the proposal is in accordance with Bath and North East Somerset Council Policies D1 – D6 of the Placemaking Plan 2017. The granting of permission on this application should be under the proviso that the development proposal including the construction process, materials used, and design should adhere to the B&NES Council's Sustainable Construction Planning Document checklist and all Environmental Policies.**

- 152.6 19/05502/AR – 34 High Street  
Display of 1 no. non-illuminated header sign over ATM.

**Support - There are no planning reasons to object to the application as the proposal is in accordance with Bath and North East Somerset Council Policies D1 – D6 of the Placemaking Plan 2017.**

- 152.7 20/00004/FUL – Avon Valley Farm, Pixash Lane  
Erection of a dwelling following removal of existing outbuildings.

**Support - There are no planning reasons to object to the application as the proposal is in accordance with Bath and North East Somerset Council Policies D1 – D6 of the Placemaking Plan 2017. The granting of permission on this**

application should be under the proviso that the development proposal including the construction process, materials used, and design should adhere to the B&NES Council's Sustainable Construction Planning Document checklist and all Environmental Policies.

152.8 19/04950/FUL – 37 St George's Road

Erection of 1 no. 3 bed dwelling.

**Support -** There are no planning reasons to object to the application as the proposal is in accordance with Bath and North East Somerset Council Policies D1 – D6 of the Placemaking Plan 2017. The granting of permission on this application should be under the proviso that the development proposal including the construction process, materials used, and design should adhere to the B&NES Council's Sustainable Construction Planning Document checklist and all Environmental Policies.

152.9 19/05230/FUL – 71 St Ladoc Road

Erection of a single-storey side/rear extension to create a new master bedroom and porch area.

**Support -** There are no planning reasons to object to the application as the proposal is in accordance with Bath and North East Somerset Council Policies D1 – D6 of the Placemaking Plan 2017. The granting of permission on this application should be under the proviso that the development proposal including the construction process, materials used, and design should adhere to the B&NES Council's Sustainable Construction Planning Document checklist and all Environmental Policies.

152.10 19/05371/FUL – 113 Wellsway

Conversion of garage.

**Support -** There are no planning reasons to object to the application as the proposal is in accordance with Bath and North East Somerset Council Policies D1 – D6 of the Placemaking Plan 2017. The granting of permission on this application should be under the proviso that the development proposal including the construction process, materials used, and design should adhere to the B&NES Council's Sustainable Construction Planning Document checklist and all Environmental Policies.

153. APPLICATIONS WITH ADDITIONAL PLANS ADDED

153.1 **Application Reference:** 19/01300/FUL

**Address:** Keynsham Paper Mill, Avon Mill Lane, Keynsham, Bristol, Bath and North East Somerset, BS31 2UG.

**Proposal:** Change of Use from B2 Recycling Plant to B8 Warehouse and Distribution.

**Updated:** 1 New Document(s) Added.

**Support -** There are no planning reasons to object to the new landscape plan added to the application as the proposal is in accordance with Bath and North East Somerset Council Policies D1 – D6 of the Placemaking Plan 2017.

153.2 **Application Reference:** 19/04075/VAR

**Address:** Parcel 2100, Parkhouse Lane, Keynsham.

**Proposal:** Variation of condition 7 of application 16/02077/FUL (Residential development of 100 new dwellings, new vehicular access off Charlton Road, and associated landscaping, drainage and infrastructure works). **Updated:** 6 New Document(s) Added.

**Completion of the arboriculture operations is noted**

153.3 **Application Reference:** 19/05458/VAR

**Address:** Stockwood Vale Golf Club, Stockwood Lane, Keynsham, BRISTOL, Bath and North East Somerset, BS31 2ER.

**Proposal:** Variation of condition 12 (External Lighting) of application 18/05631/FUL.  
**Updated:** New Application, 1 New Document(s) Added.  
**Support - There are no planning reasons to object to the variation of condition 12 (External Lighting) of application 18/05631/FUL as the proposal is in accordance with Bath and North East Somerset Council Policies D1 – D6 of the Placemaking Plan 2017.**

154. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

The applications determined by B&NES Council were received and noted.

155. APPEAL DECISION

The Appeal Decision was received and noted.

156. ITEM FOR INFORMATION

The Item for information was received and noted.

157. ITEMS FOR DECISION

RESPONSE TO BRISTOL AIRPORT PLANNING APPLICATION 18/P/5118/OUT

The Planning and Development Committee agreed with the contents of the draft objection in respect of the Bristol Airport Application 18/P/5118/OUT, produced by the Town Clerk on behalf of the Town Council and are happy for this objection to be submitted.

158. LIST OF OUTSTANDING PLANNING APPLICATIONS

The list of outstanding planning applications was received and noted.

159. DATE OF NEXT MEETING

RESOLVED:

That the next meeting of the Committee is scheduled to take place on **Monday 3<sup>rd</sup> February 2020 at 7.30 p.m. in the back room of Community At 67, Queens Road (PLEASE NOTE CHANGE OF VENUE).**

The meeting closed at 8.30 p.m.

Signed: .....  
(Chairman)

Date: .....