

# KEYNSHAM TOWN COUNCIL

Minutes of the Planning & Development Committee meeting held on  
Monday 24<sup>th</sup> February 2020 at 7.30pm  
held in The Key Centre, Charlton Road, Keynsham

---

PRESENT: D Brassington, T Crouch (Chair), C Fricker, B Simmons and A Halliday  
(substituting for A Greenfield)

IN ATTENDANCE: Dawn Drury – Deputy Town Clerk

174. APOLOGIES FOR ABSENCE

Councillors D Cooper, A Greenfield and J Wallcroft

175. DECLARATIONS OF INTEREST

There were none.

176. DISPENSATIONS

There were none.

177. CONFIRMATION OF MINUTES

RESOLVED:

That the minutes of the planning meeting held on 3<sup>rd</sup> February 2020 were confirmed as a true record and were signed by the Vice Chairman.

178. PUBLIC PARTICIPATION

There were two members of the public present.

179. QUESTIONS ON NOTICE BY MEMBERS

There were none.

180. SITE VISITS

There were no site visits.

181. CONSULTATION ON PLANNING APPLICATIONS

With permission of the Committee it was agreed to amend the agenda order to consider agenda item 8.7 - 20/00185/FUL – 11 Winscombe Close - Erection of 3 bed two storey dwelling to the rear of 11 Winscombe Close. (Resubmission), before other applications listed.

- 181.1 20/00185/FUL – 11 Winscombe Close  
Erection of 3 bed two storey dwelling to the rear of 11 Winscombe Close.  
(Resubmission).

**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.**

## 181.2 20/00364/TCA – 2 Abbey Park

T1 Wellingtonia – dead wood and removed crossing branches deemed unsafe, light crown lift. T2 Cherry – reduce crown by 2-3m and thin. T3 Ash – reduce crown by 2-3m and thin. G1 Apple, Cherry, Acer Negundo – reduce crowns by 2-3m. G2 Apple – prune back from path.

**Noted – Keynsham Town Council will be guided by Bath and North East Somerset Council’s Arboricultural Officer’s decision. Keynsham Town Council has recently declared a Climate Emergency as has B&NES Council and the Town Council is concerned in respect of trees being felled with no plans to reinstate. It would be the Town Council’s recommendation that the applicant be asked to look at replacing trees, where possible.**

## 181.3 20/00363/FUL – 4 Lytes Cary Road

Erection of a single-storey rear extension to accommodate an open plan kitchen, dining and living space and associated works. Erection of a first floor extension to be in line with neighbouring properties and 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.**

## 181.4 20/00337/FUL – IJ McGill Transport Ltd, Unity Road

Retention of building at front of property and installation of new door to retained building. Reduction in size of door to Unit 1 previously approved.

**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.**

## 181.5 20/00504/FUL – 16 Welland Road

Erection of garden room following demolition of conservatory.

**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.**

## 181.6 20/00572/TCA – The Old Barn, Wellsway

Various works to 10 no. trees as described in ‘proposed works’ document.

**Noted – Keynsham Town Council will be guided by Bath and North East Somerset Council’s Arboricultural Officer’s decision. Keynsham Town Council has recently declared a Climate Emergency as has B&NES Council and the Town Council is concerned in respect of trees being felled with no plans to reinstate. It would be the Town Council’s recommendation that the applicant be asked to look at replacing trees, where possible.**

## 181.7 20/00580/FUL – 38 West View Road

Erection of 2 no. dwellings to the rear of 38 and 40 West View Road following demolition of existing garages and 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.**

182. APPLICATIONS WITH ADDITIONAL PLANS ADDED

There were none.

183. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

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

184. ITEM FOR INFORMATION

The Items for information was received and noted. Email responses to be sent to Sonia Philips re. 15 Barnard Walk and J A Carrick re. Keynsham High Street, thanking them for their correspondence.

S Philips email to inform her that the Councillors had considered all the supporting information in respect of this application and that Keynsham Town Council can only give an opinion (based on local knowledge and their understanding of the planning law) and that ultimately the decision on planning applications lies with the Local Authority.

J A Carrick email to inform him that the Town Council are working closely with the Local Authority on the Public Realm project and that B&NES Council are still in the process of analysing all the feedback from the recent Public Realm Consultation, which may result in changes that he has suggested. To also thank him for his very good thoughts and to let him know that the Town Council will keep a copy of his letter on file, as this will provide valuable information towards the development of policies for the Keynsham Neighbourhood Plan.

185. ITEMS FOR DECISION

There were no items for decision.

186. LIST OF OUTSTANDING PLANNING APPLICATIONS

The list of outstanding planning applications was received and noted.

DATE OF NEXT MEETING

RESOLVED:

That the next meeting of the Committee is scheduled to take place on **Monday 16<sup>th</sup> March 2020 at 7.30 p.m. in the Key Centre (Fellowship Room), Charlton Road.**

The meeting closed at 8.20 p.m.

Signed: .....  
(Chairman)

Date: .....