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To All Members of the Planning and Development Committee: Cllrs David Brassington, Caitlin Brennan, Martin Burton, Edmund Cannon, Chris Davis, and Clive Fricker (Chair).

c.c. Souzan Alenshasy, Adrian Beaumont, Alex Beaumont, Dave Biddleston, Andy Halliday, Caroline Leonard, Hal MacFie and Andy Wait.

Dear Councillor

You are invited to a meeting of the **PLANNING & DEVELOPMENT COMMITTEE** on **Monday 31<sup>st</sup> March 2025** commencing at 7.00pm in The Space, (Above the Library, entrance opposite Iceland), Market Walk, Keynsham.

Signed on 24<sup>th</sup> March 2025

A handwritten signature in black ink, appearing to read "Dawn", enclosed within a simple black oval outline.

By Dawn Drury, Town Clerk

**EMERGENCY EVACUATION PROCEDURE**

Procedures will be presented at the start of the meeting.

Arrangements are in place for the safe evacuation of disabled people.

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THIS MEETING MAY BE FILMED OR RECORDED (PLEASE REFER TO THE TOWN COUNCIL'S PROTOCOL ON THE FILMING AND RECORDING OF LOCAL COUNCIL AND COMMITTEE MEETINGS (adopted August 2014)).

## PLANNING & DEVELOPMENT COMMITTEE AGENDA 31<sup>st</sup> MARCH 2025

### 1. APOLOGIES FOR ABSENCE

To receive apologies for absence.

### 2. DECLARATIONS OF INTEREST

To receive any Declarations of Interest under Keynsham Town Council's Code of Conduct (adopted on 16<sup>th</sup> April 2019) issued in accordance with the Localism Act 2011 and The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012, SI No. 1464 and as per Standing Order 3(v).

### 3. DISPENSATIONS

In accordance with Standing Order 13, to consider any requests for dispensations (for disclosable pecuniary interests) prior to the item(s) being discussed, that Members may only become aware of during the meeting itself and to receive any disclosures of decisions as per item 7 of Keynsham Town Council's Dispensations Policy and Procedure Guide.

#### **RECOMMENDATION:**

*To receive requests for dispensations (for disclosable pecuniary interests) prior to an individual item(s) being discussed, that Members may only become aware of during the meeting itself.*

### 4. RECORD OF PREVIOUS MEETINGS

#### **RECOMMENDED:**

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

### 5. PUBLIC PARTICIPATION

In accordance with Standing Order 3(e)(ii), Members of the Public will have the opportunity to ask the Chairman any question concerning, or make observations upon, the business of the Council, at the start of the meeting, provided notice of the question along with the name and address of the member of public has been given to the Town Clerk at least four clear days before the meeting where possible, and in any case to the Chairman before the meeting. This also applies to all Committees of the Council.

#### **RECOMMENDED:**

*That the Chairman respond to any questions/observations. If the matter is not already tabled on the Agenda, the Council may move a motion to refer the matter to be itemised on the agenda of a successive meeting, but it cannot make any decisions on any matters raised at this meeting unless considered under a further item on this particular Agenda. In accordance with Standing Order 3(e)(iii) With the agreement of the Chairman, Members of the Public may also speak on one single item detailed on the Agenda just*

*prior to that item being discussed, unless otherwise agreed by the Chair, or Chair of the Committee. Each person may speak for not more than two minutes, with a maximum of two speakers per item in favour and two speakers per item against or at the Chairman's discretion. To facilitate the smooth running of meetings, Members of the Public will be asked to register their interest with the Town Clerk prior to the start of the meeting.*

**RECOMMENDED:**

*To note the members of the public who are wishing to speak on a particular Agenda item immediately before that item is to be discussed at the current meeting.*

## **6. QUESTIONS ON NOTICE BY MEMBERS**

In accordance with Standing Order 3(e) (iv) a Member may ask the Chairman any question concerning the business of the Council, provided that notice of the question has been given to the Town Clerk at least 4 clear days before the meeting where possible, and in any case to the Chairman before the meeting. The Chairman must rule out of order any statement that is not a question, and no question should lead to or result in a resolution with financial or staffing considerations. The options available to the Chairman in respect of a response include deferring the matter to a future Committee, providing an answer verbally at the meeting or providing an answer in writing.

## **7. SITE VISITS**

To determine whether the Committee would wish to undertake site visits in relation to any of the planning applications listed below; if so, to adjourn the meeting for a specified period of time so as to undertake site visits, in accordance with Standing Order 10 (xvi).

## **8. CONSULTATION ON PLANNING APPLICATIONS**

### **8.1 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.

### **8.2 25/00477/FUL 11 Handel Road**

Erection of single storey rear extension and associated works.

### **8.3 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.

## **9. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL**

Notification of the following decisions that have been received.

### **PERMITTED**

#### **9.1 25/00450/FUL 30 Avon Road**

Erection of single storey side and rear extension (Support)

#### **9.2 24/04522/FUL Esso Service Station, Bath Road**

Extension to existing forecourt shop/sales building and other associated works. (Support).

#### **9.3 25/00147/FUL 10 Chandos Road**

Erection of two-storey rear extension. (Support).

#### **9.4 25/00534/FUL 3 Charlton Park**

Erection of single storey rear extension (Support)

#### **9.5 24/03756/FUL Keynsham Mini Market, 9 High Street**

Installation of an automated teller machine and associated signage. (Support).

#### **9.6 23/03390/OUT Treetops Nursing Home, St Clements Road**

Outline planning application for demolition of existing care home and erection of 2no. three-storey buildings comprising 36no. self-contained flats (Use Class C3), with matters of Access Layout, Scale, and Appearance to be determined. (Object)

#### **9.7 25/00372/FUL 1 Torridge Road**

Erection of two storey side extension (Support).

### **CONSENT**

#### **9.8 24/03757/AR Keynsham Mini Market, 9 High Street**

Display of 1 non-illuminated automated teller machine logo panel. (Object).

#### **9.9 24/04596/AR 46a High Street**

Display of new "One Stop" Signage and graphics to include externally illuminated fascia with trough LED lighting and logo pod, non-illuminated One Stop projecting sign, non-illuminated Post Office projecting sign, and window vinyls / manifestation. (Support)

### **APPROVED**

#### **9.10 24/00155/RES Land Parcel 0005, Bath Road**

Reserved Matters for the development of 208 homes, replacement sports pitch to facilitate expanded primary school, open space, landscaping and all associated infrastructure pursuant to planning permission ref: 20/02673/OUT (Commented)

## **NO OBJECTION**

### **9.11 25/00485/TCA 10 Avon Road**

Norway Maple T1 - reduce by 2-3 metres. Birch T2 – fell. Horse chestnut T3 - reduce by 2 metres. (Noted)

### **9.12 25/00350/TCA 6 Chew Cottages, Dapps Hill**

T1 Leylandii – Fell (Noted)

## **REFUSED**

### **9.13 24/03008/VAR Unregistered Unit 1-4 Old Station Yard, Avon Mill Lane**

Variation of condition 7 of application 21/01412/FUL allowed on appeal ref: APP/F0114/W/W/22/3300847 on 14th April 2022 (Erection of 3 no. acoustic barriers; permission to allow the filling of concrete mixing vehicles between 6.30am and 5.30pm (Monday-Friday) 8.00am - 1.00pm Saturday and 7.30am - 5.30pm (Bank Holidays); permission to allow other specified operations at the site between 7.30am and 6.30pm (Monday-Friday) and 8.00am and 1.00pm (Saturday) and 7.30am - 5.30pm (Bank Holidays); and permission to store materials in external yard area (re-submission of planning application 20/02008/FUL)). (Object)

## **10. FOR DECISION**

### **10.1 PUBLIC PATH DIVERSION ORDER BA27/27, WITHIES GREEN (attached)**

RECOMMENDATION:

To decide whether to respond by 3<sup>rd</sup> April to the order

### **10.2 SALT FORD PARISH COUNCIL LETTER (attached)**

RECOMMENDATION:

- i) Receive and note the letter to Angela Rayner
- ii) To decide if Keynsham Town Council would also write a letter.

## **11. FOR INFORMATION**

### **11.1 TEMPORARY TRAFFIC REGULATION ORDER BA27/70 (attached)**

RECOMMENDATION:

To receive and note the TRO BA27/70.

### **11.2 APPEAL DECISION APP/F0114/D/24/3353036 (attached)**

RECOMMENDATION:

To receive and note the notification of appeal.

**11.3 TEMPORARY TRAFFIC REGULATION ORDER BA27/27 (attached)**

RECOMMENDATION:

To receive and note the TRO BA27/27.

**12. LIST OF OUTSTANDING PLANNING APPLICATIONS (See page 6-7)**

**13. DATE OF NEXT MEETING**

RECOMMENDATION:

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

**PLANNING APPLICATIONS UNDETERMINED BY BATH & NORTH EAST SOMERSET COUNCIL FOR A PERIOD OF 8 WEEKS OR LONGER as of 24/03/2025.**

**NOTE: 8 WEEKS FOR MINOR APPLICATIONS AND 13 WEEKS FOR MAJOR APPLICATIONS**

**24/00768/FUL Former Keynsham Fire Station Temple Street**

Erection of 21 no. apartments (Over 55's) with ground floor space for Class E use, parking, associated landscaping and public realm improvements, to follow demolition of existing former Keynsham Fire Station building. (Object)

*Target date is 10<sup>th</sup> June 2024*

*09/09/24 - Requested update from case officer.*

*11/09/24 – “Thanks for the email. I am expecting revised plans from the agent by the end of the month and a re-consultation to the Town Council and neighbours will be issued then for further comments should you wish to provide any. “*

*Awaiting B&NES Council full decision notice – went to committee in November*

*19/02/25 – Requested update from case officer*

*20/02/25 – Reply from case officer “The application is subject to a S106 agreement which has not yet been agreed. I would expect this to take a couple of months longer to get that all agreed.”*

**24/02029/FUL Former Brincliffe Nursery Bath Road**

Demolition of existing buildings and erection of new foodstore (Use Class E) together with associated works including parking, access and landscaping (Object)

**24/02417/RES Parcel 5159 Minsmere Road**

Reserved matters application for application 21/05471/OUT (Outline planning application for 70 homes (Use Class C3); new vehicular and pedestrian access on to Minsmere Road, public open space; tree planting and habitat creation; site drainage and associated infrastructure, with all matters reserved except for access). (Support)

**24/02703/FUL Flat 14 Victoria House Dapps Hill**

Installation of 6no replacement timber windows to second floor flat. (Support)

*08/01/25 – Requested update from case officer*

*29/01/25 – Reply from case officer “We are currently awaiting revised drawings that were requested and discussed with the applicant’s agent in August and September of last year; I have contacted the Agent again and requested an update/likely timeframe for submission of revised drawings and will update you on receipt”*

*30/01/25 – “Further to recent exchange of emails regarding the above applications the applicant's agent has been in contact and confirmed that she is still waiting for their surveyor to check to see how much of the frame will be visible so that we can ascertain whether it will match the existing frames (as well as other frames on the front elevation). The agent cannot explain why it has taken so long to get the surveyor to supply this information.”*

**24/02704/LBA Flat 14 Victoria House Dapps Hill**

External alteration for the installation of 6no replacement timber windows to second floor flat.  
(Support)

**24/04238/FUL Street Record Tintagel Close**

Erection of 45no. dwellings and enhanced public open space with associated works, following demolition of existing building (Support)

*Target date 10.02.25*