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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 9th June 2025 commencing at 7.00pm** in The Space, (Above the Library, entrance opposite Iceland), Market Walk, Keynsham.

Signed on 2nd June 2025

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.

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 9th JUNE 2025

1. ELECTION OF CHAIRMAN 2025/2026

RECOMMENDATION:

To elect the Chair of the Planning and Development Committee for the Municipal Year 2025/2026.

2. ELECTION OF VICE CHAIRMAN 2025/2026

RECOMMENDATION:

To elect the Vice Chair of the Planning and Development Committee for the Municipal Year 2025/2026.

3. MEMBERSHIP OF THE PLANNING AND DEVELOPMENT COMMITTEE 2025/2026

RECOMMENDATION:

To note that Councillors Cllrs David Brassington, Caitlin Brennan, Martin Burton, Edmund Cannon, Chris Davis and Clive Fricker are the appointed members of the Committee for the Municipal Year 2025/2026, as agreed at the Annual Meeting of the Town Council on 20th May 2025.

4. APOLOGIES FOR ABSENCE

To receive apologies for absence.

5. DECLARATIONS OF INTEREST

To receive any Declarations of Interest under Keynsham Town Council's Code of Conduct (adopted on 16th 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).

6. 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.

7. TERMS OF REFERENCE

NAME OF COMMITTEE	PLANNING & DEVELOPMENT Committee
MEMBERSHIP WITH VOTING RIGHTS	7 members of the Town Council
FUNCTIONS	<p>(i) Receive planning applications and related matters; consider comments and forward decisions, observations and comments to Bath & N.E. Somerset Council and/or any other appropriate authority.</p> <p>(ii) To make observations/comments on planning policies and detailed local plans appropriate to the Town and make recommendations to the full Town Council.</p> <p>(iii) To make observations/comments on tree preservation orders and listed building consents.</p> <p>(iv) To deal with all matters relating to the creation, diversion and closure of public rights of way and open green spaces.</p> <p>(v) To comment on Traffic Orders to B&NES Council on Traffic Management matters.</p> <p>(vi) Comment on license applications.</p> <p>(vii) Nominate speaker(s) to represent the Town Council at B&NES Council planning meetings/committees.</p>
DELEGATED POWERS	The Planning Committee are authorised to make decisions on behalf of Keynsham Town Council with regard to all functions.
REFERRED BUSINESS	<p>To consider and make recommendations to the Town Council on the following matters -</p> <ul style="list-style-type: none"> To make observations/comments on the Core Strategy, planning policies and detailed local plans appropriate to the Town.
QUORUM	3 members of the Planning Committee
FREQUENCY OF MEETINGS	Every 3 weeks

8. RECORD OF PREVIOUS MEETINGS

RECOMMENDED:

That the Minutes of the Planning & Development Committee meeting held on Monday 12th May 2025 (previously circulated) be confirmed as a true record and signed by the Chairman.

9. 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.

10. 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.

11. 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).

12. CONSULTATION ON PLANNING APPLICATIONS

12.1 25/01924/FUL Keynsham Paper Mill Avon Mill Lane

Erection of warehouse extension following demolition of existing buildings

12.2 25/01982/AR Boot 40 High Street

Display of 1no internally illuminated fascia and 1no internally illuminated hanging sign

12.3 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, addition of timber cladding to front elevation and raise roof height of existing garage.
(Resubmission of Plans)

12.4 25/01868/FUL 39 Lucius Avenue

Erection of single storey rear extension

TREEWORKS

12.5 25/02037/TCA Rookehill Farmhouse 34 Wellsway

2no. Sycamore trees (T2 and T3) - Fell.

Sycamore tree (T1) - Pollard. Reduce overall height by approx. 3.5m.

Holly tree - Gradual reduction (approx 2m), shaping of crown and improvement over a 3 year period. Removal of dead wood and hanging loose branches.

13. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

Notification of the following decisions that have been received.

PERMITTED

13.1 25/01297/FUL 16 Arcadius Way

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

13.2 25/01167/FUL 9 Augustus Avenue

Erection of single storey rear extension (Support)

13.3 24/04465/FUL The Hollies, Charlton Road

Subdivision of land and conversion of existing residential annexe to dwelling (Object)

- 13.4 25/01362/FUL 26 Lambourn Road**
Erection of new single storey wrap around extension. (Support)

- 13.5 25/01127/FUL 2 Maesbury Road**
Erection of extension of existing first floor bedroom rearward over existing kitchen (Support)

NO OBJECTION

- 13.6 25/01561/TCA 24 Dapps Hill**
T1 Horse Chestnut - Crown reduce to previous reduction points approx 2m.

- 13.7 25/01410/TCA The Rectory 1 The Park**
Conifer G1 – reduce by approximately 4 meters, side prune lower overhanging branches back to main stem from property side. (noted)

LAWFUL

- 13.8 25/01777/CLPU 9 Courtenay Road**
Erection of a single storey rear extension (Certificate of Lawfulness for a Proposed Development). (No Comment)

14. FOR INFORMATION

- 14.1 Public Path Diversion Order 2025 Public Footpath BA27/27 (Attached)**

RECOMMENDATION:

To receive and note the Public Footpath Diversion Order

- 14.2 Public Path Diversion Order 2025 Public Footpath BA27/30 (Attached)**

Email from resident questioning the alternative route detailed in the PRow Diversion.

RECOMMENDATION:

To receive and note the comments from this resident.

- 14.3 Public Path Diversion Order 2025 Public Footpath BA27/27 & 27/28 (Attached)**

RECOMMENDATION:

To receive and note the Public Footpath Diversion Order

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

- 16. DATE OF NEXT MEETING**

RECOMMENDATION:

That the next scheduled meeting of this Committee will be held in **The Key Centre, Charlton Road, Keynsham on Monday 7th July 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 02/06/2025.

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 10th 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.”

07/05/25 – Requested update from Case Officer

07/05/25 – “I consider all matters to be resolved, as this is a cross-boundary application I am currently liaising with South Glos on the final decision and dates. Hopefully I can make a decision within the next few weeks.”

15/05/25 – “Apologies for the delay in responding. I am waiting for the developer to sign the S106.”

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)

08/04/25 – Requested update from Case Officer

08/04/25 – “I am still awaiting information from the applicant to address ecology, transport and retail impact issues. I understand from recent conversations that these items are progressing, albeit slowly.”

24/04715/REG03 Parcel 0251 Somerdale Factory Road

Erection of two span cable stay bridge for pedestrian, cycle and equine use, with associated works (Support)

07/05/25 – Requested update from Case Officer.