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

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

Dear Councillor

You are invited to a meeting of the **PLANNING & DEVELOPMENT COMMITTEE** on **Monday 7<sup>th</sup> July 2025 commencing at 7.00pm** in The Key Centre, Charlton Road, Keynsham.

Signed on 30<sup>th</sup> 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.

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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 7<sup>th</sup> JULY 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 9<sup>th</sup> June 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 25/02226/VAR 10 Chandos Road**

Variation of condition 2 (Plans List (Compliance)) of application 25/00147/FUL (Erection of two-storey rear extension).

**8.2 25/02083/AR 53 High Street**

Display of Banking Hubs signage including non-illuminated individual lettering on two fascias, non-illuminated heritage projecting sign, associated marketing posters and signs and an ATM surround.

**8.3 25/01097/VAR Lays Farm Business Centre, Lays Farm Trading Estate**

Variation of condition 4 (Construction Management Plan), 8 (Wildlife Protection and Enhancement Scheme), 11 (Materials) and 14 (Drainage Strategy) of application 18/05696/OUT (Outline planning application for the demolition of existing industrial buildings and erection B1 Business buildings and 8 no. dwellings).

#### **8.4 25/02268/FUL 15 Medway Drive**

First floor extension over garage, extension to front porch and single storey side extension following demolition of existing single storey stores

#### **TREWORKS**

#### **8.5 25/02282/TPO 23 Limekilns Close**

Tree in question (LIME) - reduce 4 -5m. The tree has grown over the roof of the property and could cause damage to both roof and chimney in high winds.

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

Notification of the following decisions that have been received.

#### **PERMITTED**

#### **9.1 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. (Support).

#### **9.2 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. (Commented Only).

#### **9.3 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)

#### **9.4 25/01552/FUL 2 St Keyna Road**

Erection of single storey rear extension. (Support).

#### **9.5 25/01749/FUL 4 The Mead**

Erection of single storey rear and side wrap-around extension following demolition of existing garage. (Support).

#### **9.6 25/01677/FUL 12 Walden Road**

Erection of single storey rear extension. (Support).

## CONSENT

### 9.7 25/01636/TPO Ground Floor Offices ,Wessex House, Pixash Lane

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

T2-Horse Chestnut, 2m reduction crown lift to 3 meter (Noted)

## 10. FOR INFORMATION

### 10.1 25/01643/FUL 2 Mayfields (See attached)

#### **RECOMMENDATION:**

To receive and note that this application has been referred to the next committee meeting for BANES Planning and Development (4<sup>th</sup> July 2025)

### 10.2 Saint Philip's Marsh – Masterplan Supplementary Planning Document

Email from Bristol City Council re Local Plan

"We are contacting you as you have previously commented on or expressed an interest in being kept informed about planning policy-related matters in Bristol.

Bristol City Council are beginning to produce a supplementary planning document to provide a masterplan for the St Philip's Marsh area. This will provide more detailed, area specific guidance than the Temple Quarter Development Framework. It will respond to the emerging allocations in the draft Bristol Local Plan and support the redevelopment of St Philip's Marsh under Policies DS2 and DS3. The Bristol Temple Quarter Limited Liability Partnership are undertaking initial engagement on this work with a first engagement exercise open until 31 July 2025.

Further details and information on how to respond can be found on the Bristol Temple Quarter website: [www.bristoltemplequarter.com/engagement/st-philips-marsh-engagement/](http://www.bristoltemplequarter.com/engagement/st-philips-marsh-engagement/)"

#### **RECOMMENDATION:**

To receive and note the information and Cllrs to complete the consultation if they wish.

### 10.3 COMMENTS FROM RESIDENT

"Dear Keynsham Council, I hope this message finds you well. I am writing as a resident who has recently moved to the west side of Keynsham, on Charlton Road. While I'm very happy to have settled in this wonderful town, I have unfortunately found myself regularly disturbed by aircraft noise, particularly from early morning departures from Bristol Airport. Using flight tracking tools such as Flightradar24, I have observed a consistent pattern of departing flights passing almost directly over Keynsham—often at altitudes of around 4,000 feet—starting from as early as 6am, with aircraft departing every few minutes. This appears to be a significant concentration of flight paths over one area. I understand that Saltford Parish Council previously engaged in consultation regarding flight paths, and it seems that departures have now been redirected away from Saltford. As a result, it appears much of this air traffic is now

routed over Keynsham instead. This shift raises concerns, particularly as aircraft passing over Keynsham are at a lower altitude than they would be further from the airport. I would like to request that Keynsham residents also be given an opportunity to have their voices heard. It seems only fair that air traffic is shared more equitably, and more importantly, that departure routes be reconsidered with a view to minimising noise over densely populated areas. Given that the majority of outbound flights from Bristol Airport ultimately head south, it seems logical to question why more departures cannot be routed southwards over open fields, where the impact on residential areas would be reduced. I appreciate your attention to this matter and would be grateful if you could advise on whether any consultations are planned, or how residents can best engage with the appropriate authorities to express their concerns.”

**RECOMMENDATION:**

To receive and note the email received from a resident.

**10.4 Bristol Airport Master Plan to 2040 (see attached)**

**RECOMMENDATION:**

To receive and note that the Master plan is available to view:  
[www.bristolairport.co.uk/corporate/about-us/our-future/](http://www.bristolairport.co.uk/corporate/about-us/our-future/)

**10.5 PUBLIC FOOTPATH BA27/88, SOMERDALE – DEFINITIVE MAP MODIFICATION ORDER (attached)**

**RECOMMENDATION:**

To receive and note the order attached.

**11. ITEM FOR DECISION**

**11.1 Housing Development Boundary (HDB) Review – Informal consultation on Local Plan (Attached Housing Development Boundary (HDB) Review and email supporting the consultation document)**

**RECOMMENDED:**

- (i) *To receive and note the Housing Development Boundary (HDB) Review – Informal consultation on Local Plan*
- (ii) *To decide if members of the Planning and Development Committee want a virtual drop-in session with Planning Officers*
- (iii) *To recommend to full Council at the meeting on 15<sup>th</sup> July 2025 any comments on the same.*
- (iv) *The Clerk to submit any comments by the deadline of 25<sup>th</sup> July 2025.*

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

**13. DATE OF NEXT MEETING**

RECOMMENDATION:

That the next scheduled meeting of this Committee will be held in **The Space (above the Library), Market Walk, Keynsham on Monday 4<sup>th</sup> August 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 30/06/2025.**

**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 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.”*

*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.”*