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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 4th August 2025 commencing at 7.00pm** in The Space, Market Walk, Keynsham.

Signed on 28th July 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 4th AUGUST 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 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).

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 7TH July 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. Resignation of Councillor from Planning and Development Committee (Attached)

Recommendation:

- i) To Receive and note Cllr Brennan's resignation from Planning and Development Committee*
- ii) To recommend to Full Council that a replacement is appointed on 16th September.*

9. CONSULTATION ON PLANNING APPLICATIONS

9.1 25/02517/FUL 20 Chandos Road

Erection of front porch

9.2 25/02838/FUL 12 Dryleaze

Erection of a single storey extension to the rear elevation

9.3 25/02605/VAR Great Barn Court Block Two Dane's Lane

Variation of conditions 4 (Archaeology Post Excavation and Publication), 10 (Construction Management Plan), 17 (Landscape) and 18 (Plans List) of application 24/04399/VAR (Variation of conditions 5 (Investigation and Risk Assessment), 8 (Materials - Submission of Schedule and Samples), 13 (Biodiversity Gain and Habitat Management Plans), 17 (Fire Hydrants), 19 (Landscape) and 20 (Plans List) of application 23/04190/REG03 (Erection of 10 No. affordable apartments (Class C3) and associated access, drainage and landscaping works)).

9.4 25/02630/VAR 26 Gaston Avenue

Variation of condition 11 (Plans List) of application 23/01283/VAR (Variation of conditions 9 (Parking (Compliance)) and 11 (Plans List (Compliance)) of application 20/00563/FUL (Erection of 1 no 1 bed dwelling).)

9.5 25/02867/CDCOU Wellsway House, 9 Wellsway

Prior approval request for the change of Use of office building and curtilage from Class E to a single dwellinghouse (Class C3)

TREWORKS

9.6 25/02806/TCA 2 The Avenue

Ginkgo biloba (T2) - Reduce overhanging onto land registry to provide 3m clearance from building. No pruning to take place outside of land boundary.

9.7 25/02749/TCA 3 The Avenue

Acer pseudoplatanus (T1) - Sever ivy. Prune back from property to provide 2.5m clearance.

10. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

Notification of the following decisions that have been received.

PERMITTED

10.1 25/00460/FUL Land Next to 200 Bath Road

Creation of dropped kerb and access for maintenance purposes. (Comments only)

10.2 25/01643/FUL Development Site Next To 2 Mayfields

Conversion of roof void to form 2no 1 bed flats (Object)

10.3 25/01622/FUL Dental Surgery 143 Wellsway

Change of use of the existing single storey extension and parking area at the side of main dwelling from a dental surgery to a medical/health service use (Sui generis). (Support)

LAWFUL

10.4 25/01234/CLEU 6 Uplands Farm Barns

Internal and external alterations to permitted change of use and conversion from agricultural barn to a single dwellinghouse (15/00199/ADCOU) comprising internal alterations, installation of external condenser units to rear wall and installation of windows. In addition, formation of hard standing and hard surfaced track at the southwest boundary of the site and erection of outbuilding (described as cabin) adjacent to the carport (Certificate of Lawfulness for an Existing Development) (Support)

CONSENT

10.5 25/01982/AR Boots 40 High Street

Display of 1no internally illuminated fascia and 1no internally illuminated hanging sign. (Support)

NO OBJECTION

10.6 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)

10.7 25/02037/TCA Rookehill Farmhouse 34 Wellsway

Trees along southern boundary:

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

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

Holly tree at front of property - Gradual reduction (approx 2m), shaping of crown and improvement

over a period. Removal of dead wood and hanging loose branches. (Noted)

11. ITEM FOR DECISION

11.1 Planning Obligations Supplementary Planning Document (SPD) (3 attachments)

Recommendation:

Respond to the consultation

11.2 21/01412/FUL Unregistered Unit 1-4 Old Station Yard, Avon Mill Lane
(Attached)

Recommendation:

- i) To receive and note the notification of appeal on the decision on the above application*
- ii) To decide whether to comment on appeal, deadline 25th August 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 1st September 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 28/07/2025.

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

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.”

30/06/25 – Requested update from Case Officer

01/07/25 – “I am still awaiting the revised highways modelling and retail impact assessment, I understand this will take some time to complete so we have agreed an extension of time to the end of August.”

25/00609/FUL 37 Charlton Park

Erection of 6 no houses following demolition of current dwelling (Object)

28/07/25 – Requested update from Case Officer

25/01360/FUL 6 Holcombe Grove

Erection of a two storey side and single storey rear extension following demolition of existing extension. (Support)

28/07/25 – Requested update from Case Officer