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

c.c. Souzan Alenshasy, Adrian Beaumont, Dave Biddleston, Caitlin Brennan, 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 1st September 2025 commencing at 7.00pm in The Space, Market Walk, Keynsham.**

Signed on 27th August 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 1st SEPTEMBER 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. 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.

5. 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.

6. 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).

7. CONSULTATION ON PLANNING APPLICATIONS

7.1 25/02687/LBA 35 Bath Road

External alterations to clean and prepare parapet wall, relaying coping stones, install lead flashing and replacement of render.

7.2 25/03026/OUT Oakleaze Farm, Stockwood Lane

Outline permission with some matters reserved for the erection of a rural worker's dwelling.

TREWORKS

7.3 25/03280/TCA The Arches Rover View, Steel Mills

Willow T1 - fell. Leylandii T2 - fell. Scots Pine T3 - fell.

8. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

Notification of the following decisions that have been received.

PERMITTED

8.1 25/02517/FUL 20 Chandos Road

Erection of front porch. (Support).

8.2 25/01360/FUL 6 Holcombe Grove

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

8.3 25/01868/FUL 39 Lucius Avenue

Erection of single storey rear extension. (Support).

8.4 25/02268/FUL 15 Medway Drive

Erection of single storey side extension, following demolition of existing garage and widening of vehicular access and rear terrace. (Support).

CONSENT

8.5 25/02083/AR 53 High Street

Description of Proposal: 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. (Support).

8.6 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. (Noted).

NO OBJECTION

8.7 25/02806/TCA 2 The Avenue Keynsham

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

8.8 25/02749/TCA 3 The Avenue Keynsham

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

9. ITEM FOR DECISION

9.1 TRO Preliminary Consultation (3 documents attached)

Review of on-street resident permit charges

RECOMMEDATION:

To review the attached permit review, decision report, statement of reasons. Decide whether Keynsham Town Council wishes to comment on the TRO by the deadline of Wednesday 3rd September, ahead of the public 21-day consultation.

9.2 TRO Preliminary Consultation (6 documents attached)

Consultation of speed limit proposal for Manor Road and Courtenay Road

RECOMMEDATION:

To review the attached documents and decide whether Keynsham Town Council wishes to comment on the TRO by the deadline of Wednesday 10th September.

9.3 TRO Preliminary Consultation (2 documents attached)

Kelston Road, School Keep Clear Markings

RECOMMEDATION:

To review the attached documents and decide whether Keynsham Town Council wishes to comment on the TRO by the deadline of Tuesday 2nd September.

10. LIST OF OUTSTANDING PLANNING APPLICATIONS (See page 6)

11. 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 29th 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 26/08/2025.

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

01/08/25 – “There are a number of issues that need to be resolved in order for officers to recommend support. These include trees, ecology, highways, parking and sustainable construction. So as it stands, officers would not support the application, I have written to the agent this morning outlining what needs to be addressed and have asked how long it may take for them to put that together”

25/01924/FUL Keynsham Paper Mill Avon Mill Lane

Erection of warehouse extension following demolition of existing buildings

Target date has been extended to 26th September 2025