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

c.c. Souzan Leach (formerly Alenshasy), Adrian Beaumont, Dave Biddleston, Caitlin Brennan, Edmund Cannon, Andy Halliday, Caroline Leonard and Hal MacFie.

Dear Councillor

You are invited to a meeting of the **PLANNING & DEVELOPMENT COMMITTEE** on **Monday 12th January 2026** commencing at 7.00pm in **The Space, Market Walk, Keynsham**.

Signed on 5th January 2026

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) (Updated May 2025).

PLANNING & DEVELOPMENT COMMITTEE AGENDA 12th JANUARY 2026

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 16th December 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 25/04779/FUL Snapdragons Nursery, Ellsbridge House, Bath Road**
Erection of a detached single storey building to provide a staff break out space and training room with associated works.
- 8.2 25/04780/LBA Snapdragons Nursery, Ellsbridge House, Bath Road**
Erection of a detached single storey building to provide a staff break out space and training room with associated works.
- 8.3 25/04604FUL 3 Kelston Road**
Erection of 1no 4 bed dwelling house in place of existing garage.
- 8.4 25/04827/FUL 3 Lockingwell Road**
Erection of a single storey side extension. Replace existing rear extension flat roof with a pitched roof following demolition of detached garage.

TREE WORKS

8.5 **25/04653/TCA** Rookehill Farmhouse, 34 Wellsway
Holly Tree – fell.

9. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL
Notification of the following decisions that have been received.

PERMITTED

9.1 **25/03442/FUL** 242 Bath Road
Erection of garage extension to create playroom/gym/home office. (Support).

9.2 **25/04373/FUL** 1 Downfield
Replacement of existing white uPVC windows with new white uPVC windows at nos 1-18 Downfield (North and South Block). (Support).

9.3 **25/03817/FUL** 4 Monmouth Road
Erection of single storey double garage following demolition of single garage. (Object).

9.4 **25/04294/FUL** 25 Wavenery Road
Erection of a two storey side extension. (Support).

NO OBJECTION

9.5 **25/04560/TCA** The Old Dairy, Dane's Lane
4 x Pyrus – remove and grind stump. (Noted).

9.6 **25/04653/TCA** Rookehill Farmhouse 34 Wellsway
Holly tree – fell. (Noted)

10. LIST OF OUTSTANDING PLANNING APPLICATIONS (See page 5)

11. DATE OF NEXT MEETING

RECOMMENDATION:

That the next scheduled meeting of this Committee will be held in **The Space, Market Walk, Keynsham** on **Monday 2nd February 2026** at **7.00 p.m.**

PLANNING APPLICATIONS UNDETERMINED BY BATH & NORTH EAST SOMERSET COUNCIL FOR A PERIOD OF 8 WEEKS OR LONGER as of 05/01/2026.

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.”

NEW TARGET DATE OF 15/12/25

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”

20/10/25 – Requested update from case officer

20/10/25 – “We received a landscaping plan and a drainage plan today, so you should be able to see these on the file in the next few days. The main sticking point at the moment is in relation to Biodiversity Net Gain (BNG).”

08/12/25 – Requested update from Case Officer

25/03026/OUT Oakleaze Farm Stockwood Lane

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

08/12/25 – Requested update from Case Officer

08/12/25 – “This is on my priority list to put through as an approval recommendation for delegated decision. It's been held up due to capacity issues.”

25/02687/LBA 35 Bath Road

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

08/12/25 – Requested update from Case Officer

08/12/25 – “I am planning to submit my approval recommendation (subject to conditions) today or early this week.”