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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 30th March 2026** commencing at 7.00pm in The Space, Market Walk, Keynsham.

Signed on 23rd March 2026

A handwritten signature in black ink, appearing to read "Dawn", enclosed in a simple oval scribble.

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 30th MARCH 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 2nd March 2026 (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 to undertake site visits, in accordance with Standing Order 10 (xvi).

8. CONSULTATION ON PLANNING APPLICATIONS

8.1 26/00538/FUL Charlton House Care Home, Hawthorns Lane

Change of use of an existing care home to proposed special education needs and disabilities school and two children's care homes alongside associated alterations and landscaping.

8.2 26/00538/REG03 Charlton House Care Home, Hawthorns Lane

Change of use of an existing care home to proposed special education needs and disabilities school and two children's care homes alongside associated alterations and landscaping.

8.3 26/00928/FUL 15 Hurn Lane

Vertically extend existing single storey rear extension and install flat roof with glazed lantern.

8.4 26/00748/VAR 49 Hurn Lane

Variation of condition 3 (Plans List) of application 24/04012/FUL (Erection of first floor extension.)

8.5 26/00992/FUL 19 Lockingwell Road

Erection of single storey rear extension

8.6 26/00807/FUL 22 Orwell Drove

Erection of single storey front, side and rear extensions.

8.7 26/01064/VAR 12 Severn Way

Variation of condition 4 (Plans List (Compliance) of application 25/02642/FUL (Erection of 4 new bedroom self-build dwelling and associated works).

8.8 26/00783/FUL 4 Severus Street

Conversion of part of existing garage into playroom.

8.9 26/00848/FUL 134 Wellsway

Roof enlargement with installation of front and rear dormers.

TREWORKS

8.10 26/00533/TCA – Chew Bridge Cottage, Gooseberry Lane

Ash (Fraxinus Excelsior) T1 – reduce the crown by 40%. Crack Willow (Salix Fragilis) T2 – repollard to previous pruning points. Apple (Pumila) T3 – remove sucker growth.

9. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

Notification of the following decisions that have been received.

PERMITTED

9.1 25/04450/FUL 32 Cedar Drive

Erection of single-storey side extension following demolition of existing conservatory. (Support)

9.2 25/04385/OUT Former Garden Centre Whitegate Nurseries Stockwood Hill

Outline planning permission for the construction of 3no. buildings containing 15no. Industrial units (Use Class B2) following the demolition of the existing buildings and associated works. All matters are under consideration except landscaping. (Object)

9.3 26/00010/FUL Frosterley 17 Stockwood Vale

Erection of a two-storey rear extension and internal layout alterations.

The existing ground floor entrance porch will be removed and replaced with a bespoke oak frame porch. The dormer window to the front of the property will be

reduced in size and altered to a pitched roof. The existing garage roof is currently a flat roof which will be removed and replaced with a pitched roof. (Support)

9.4 25/03621/FUL 112 Wellsway

Replacement of existing dwelling with new 1.5 storey dwelling and garage. (Support)

NO OBJECTION

9.5 26/00533/TCA Chew Bridge Cottage, Gooseberry Lane

Ash T1 - reduce the crown so that overall height and spread is no greater than 9m. (Amended description) Crack Willow T2 – re-pollard to previous pruning points. (Noted)

CONSENT

9.6 25/04969/TPO Scout and Guide Huts, Scouts Lane

T1 Horse Chestnut - Reduce limb over hanging the neighbouring property by 4m. Selective pruning of limbs surrounding the street light to provide 2m clearance. T2 Sycamore - Fell. T3 Copper Beech - Deadwood and crown clean. T4 Sycamore - Fell. (Noted)

9.7 26/00141/AR Specsavers 12 Temple Street

Display of internally illuminated fascia sign and projecting sign to shopfront. (Support).

10. ITEM FOR INFORMATION

10.1 CLOSURE OF FOOTPATH BA27/75 (see attached)

Intention to close footpath BA27/75 from 20th April to 31st July 2026

RECOMMENDATION:

To receive and note the intention notice to close the footpath BA27/75

10.2 NOTICE OF INTENTION TO CLOSE THHTC4114 CHANDAG ROAD (see attached)

RECOMMENDATION:

To receive and note the intention notice to close a section of Chandag Road.

11. LIST OF OUTSTANDING PLANNING APPLICATIONS (See page 6-7)

12. DATE OF NEXT MEETING

RECOMMENDATION:

That the next scheduled meeting of this Committee will be held in **The Space, Market Walk, Keynsham on Monday 27th April 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 23/03/2026.

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

23/01/26 – Requested update from Case Officer

30/01/26 – “The applicant is continuing to undertake work in respect of the concerns raised, principally regarding potential retail, highways and ecological impacts.

I am of the view it is worth bottoming out these matters before the application goes to committee.”

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

23/01/26 – Requested update from Case Officer

17/02/26 – Requested update from Case Officer

18/02/26 – “No update really I’m afraid, still dealing with drainage and ecology. I have just uploaded new drainage information from the applicant, will now re-consult drainage officers.”

25/04604/FUL 3 Kelston Road

Erection of 1no 4 bed dwelling house in place of existing garage. (Object)

12/03/26 – Requested update from case officer.

18/03/26 – Requested update from case officer.

18/03/26 – “The applicant is working on a number of changes which may take a while. This includes the need to submit additional surveys and also changing the design of the house. Once that’s all been done it will be online and we will re-consult you.”

25/04952/EOUT Parcel 0014 Charlton Road

Outline planning application for the development of up to 200no. residential dwellings (Use Class C3), Class E floorspace (Use Class E), open space, strategic landscaping and earthworks, surface water drainage and all other ancillary infrastructure and enabling works with access from Charlton Road. All matters reserved except for access. (Object)

Target date 12/06/26