

KEYNSHAM TOWN COUNCIL

Minutes of the Annual Town Meeting held in The Space, Market Walk, Keynsham on Thursday 17th April 2025 at 7.30 p.m.

PRESENT: Councillor H MacFie (Chair),
Councillors and Parishioners – see attached attendance list.

IN ATTENDANCE: Dawn Drury - Town Clerk
Lisa Edwards – Administration Assistant

1. MINUTES OF THE ANNUAL KEYNSHAM TOWN MEETING HELD ON 18th APRIL 2024.

RESOLVED:

That the Minutes of the Annual Town Meeting held on 18th April 2024 be confirmed as a true record and signed by the Chairman.

2. APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs A Halliday, Adrian Beaumont and C Leonard.

3. GUEST SPEAKER – REPRESENTATIVES OF CURO HOUSING ASSOCIATION

In advance of the meeting Cllr Wait handed over some written questions from a member of the public that were to be passed on to the Management and Operational side of the Curo Business. The Curo speakers confirmed that they will hand over the questions.

This year's Speakers were Sauri Roche-Walker, Mukhar Ali and Peter Roberts from Curo Housing Association, who gave a presentation on the proposed Tintagel Close and Bath Road Developments. Their talk included a slide presentation that covered the following:

Tintagel Close development:

- The planning for this project was granted planning consent a month ago.
- The exact commencement of demolition and construction has yet to be set but hopefully it will be later this year.
- Curo will continue to consult and keep the community up to date with plans as they progress.
- There are 45 dwelling replacing the existing 44 affordable homes and they will range from 1 – 4 beds.
- Of the 45 homes 34 are planned for social rent. The scheme will provide a wider

range of housing homes to meet a wider range of housing needs.

- All the rented properties will be allocated through the usual process, which is Home Choice. Curo will be talking to B&NES Council regarding the letting plan and they are hoping to get some priority for Keynsham residents.
- The properties will be very energy efficient with solar panels, air source heat pumps and electricity, there will be no gas on the site. Every dwelling will have at least an allocated parking space and their own dedicated vehicle charge point.
- An important part of the development is the open space. With the 45 dwellings there may be some encroachment on the existing green space, but the intention is to vastly improve the proposed green landscape with tree planning (including some fruit trees to create an orchard feel), hedging, play trails, and attenuation systems for surface water. It is intended that the area will not only be improved for the future residents but for the wider community.
- There will be some disruption in the area during the demolition and construction phases, which could take about 18 months, but Curo will be talking to the local community prior to the start giving details of the days and times that work will be undertaken and the Contractor and Curo will provide regular updates and keep in touch with local residents during the build.
- The new properties will probably not appear until the end 2026 – early 2027.

Bath Road development:

- This is a larger development on the Bath Road just off the A4 near the Hygge Park estate.
- This site will be a mixed tenure scheme with 30% of the houses to be built being affordable housing, with the rest on the open market.
- Outline planning permission was granted to MacTaggart and Nichel in February 2023. Curo acquired the site outline planning permission and then gained reserved matters permission in February 2025.
- A plan showing the approved layout was displayed. This planned showed a spine road from the A4 running through the development and linking up with the existing Hygge Park development.
- There will be various green spaces including an area of attenuation basins in the middle to deal with all the surface water and drainage. There are two sports playing fields planned, one of which will be transferred to the local school, the other will be for community use. There will be a couple of play areas and an allotment site (with mainly half plots) and a community orchard.
- There will be 208 homes in total, 168 of which will be houses and the rest will be flats. 62 of the homes (mixture of flats and houses) will be affordable housing (47 social housing and 15 shared ownership). The scheme is designed to be tenure blind, meaning that there will be no difference in the appearance between social homes, affordable homes, or homes for sale.
- The homes will be a mixture of sizes (1 – 5 bed) and heights (2 - 2½ storeys – with rooms in the roof), plus some 3 storeys.
- There will be some community benefits from the site in addition to green open spaces there are to be some significant highways improvements

- together with pedestrian and cycle path widening and enhancement.
- There will be some significant financial contributions that will be directed to Highways, Education and CIL that will be used more generally.
 - Curo are really interested in improving the Biodiversity in the area. Hence maintaining the majority of the existing trees and hedges together with planting over 300 additional trees. It is estimated that the site should achieve about 10% bio-diversity net gain.
 - Work is planned to start in September 2025 with first homes available in late 2026. It is a large site, and it is envisaged to be completed by 2030.
 - Highways junction and other improvements will be the first step commencing this summer. These works will stretch from Grange Road, Saltford to the Waitrose Roundabout, together with improvements to B3116 up to Keynsham Memorial Park. The majority of the works are pavement widening to create segregated walking and cycling paths. As much notice as possible will be given in respect of these works to keep disruption to a minimum.
 - The first part will be the signal-controlled junction on the A4 and work on this will commence this summer.

Curo were thanked for the community engagement to date.

Tintagel development

Q & A

Question 1

As there are to be no community facilities as part of this development it is hoped that Sec 106 or CIL funding will be used to support existing nearby community facilities. Also, recent developments in Keynsham have been built without community facilities, what value does Curo Policy put on community facilities?

An additional sub question asked for Section 106 funding to be used for improvements to the Queens Road shops including improvements to pavements in front of the same.

Answer:

The Sec 106 agreement that has been signed with the Local Authority does not justify a payment like that but as the site progresses our finances can be reviewed and discussions revisited on this, but we need to be mindful that the budget for this site is very tight.

In respect of the developments in the East of Keynsham this site was taken on by Curo after permissions were granted. The consent does not include or permit inclusion of such community facilities. There is possibly £2.3 million if

not more CIL to come from this site, 15% of which will be able to be used by the Town Council.

Question 2

In respect of the development of cycling and pedestrian improvements not all of our community can use bikes and some of the elderly population have difficulty in walking. Many new estates are constructing estate roads that are too narrow or have poor turning circles to allow buses to enter such developments. Have your plans taken this into account?

Answer:

There are no formal plans for the provision of buses, but all sites have sufficient radius and turning points for refuse trucks, so would there be space to accommodate public transport including smaller buses.

Question 3

One third of the Tintagel homes are to be rented, will the proposed new residents come from the housing waiting list?

Answer

Curo will be sitting down with the Local Authority to produce a lettings plan to accommodate all sorts of people with housing needs. There is a preference from Curo that the residents will have a local connection hence Keynsham people in need.

Question 4

Looking at the plans there does not seem to be provision for non-residential (visitor) parking?

Answer

Curo are restricted by the maximum number of parking spaces that they can include within their developments by the B&NES Local Plan Policy. Also, Curo does not want to create estates that are dominated by parking. Each home has a dedicated parking space and there will be some garages and carports to take parking off the streets.

There is a requirement for visitor spaces as part of the maximum standard and some will be incorporated into dedicated laybys.

Question 5

In respect of the proposed Allotment site who will this be run by?

Answer:

The Allotment site will be run by an appointed Management Company.

The Town Clerk will send Curo details of how the Park Road Allotments are managed.

Question 6

There was a question in respect of the issue of anti-social behaviour and levels of social housing.

Answer:

Curo will take back the comments to the Tenancy Compliance and Support Team. Those present were assured that this is not just a Curo problem but Housing Associations around the country are affected. The homes that they provide are given to people that really need them for various reasons. Figures reported to the Ombudsman show that their anti-social team closed 90% of their cases at the early intervention stage last year. There were high numbers reported but not hugely high for the sector of homes that they manage. This team is doing their absolute best, and they are happy to take back any issues that are passed on to them.

A representative voiced his concerns and said that he thought that the Council should be encouraging more social housing to reduce the numbers of people that are waiting for a home.

Question 7

Were Curo working in conjunction with WECA in respect of proposed highways changes on the A4 to accommodate buses.

Answer

Any WECA plans should not conflict with the Curo Highways Plan and going forward Curo will work with B&NES and Curo in respect of highway developments in the A4 area.

4. PRESENTATION OF KEYNSHAM GOOD CITIZENS AWARDS 2024 - 2025

The recipients of the Keynsham Good Citizen Awards 2024 -2025 were

- *Under 25's Young Citizen Award – Charlotte Metcalfe ((Keynsham and District Mencap)*

- *Over 25's Good Citizen Award – Kath Dawson (Keynsham and District Mencap)*
- *Life Time Achievement Award – Maureen Quilter (Keynsham Light Opera Group/Phoenix Youth Theatre)*
- *Service to the Community Award – Jade Dunbar (Keynsham Music Festival Association Limited)*

All Award recipients received a framed certificate and £100 payable to the Organisations of their choice. They or their representatives were also given the opportunity to give an acceptance speech and speak about the organisation that they support.

5. ANNUAL REPORT OF THE TOWN COUNCIL 2024/2025

The Annual Report is available and downloadable from the Town Council website or as a hard copy from the Town Council office. Copies were available at the meeting.

A member commented that there was no mention of the Neighbourhood Plan in the Annual Report. The Clerk confirmed that this was still being worked on, and the time frame set was to complete the plan shortly after B&NES Local Plan is adopted (Spring 2027).

6. PUBLIC FORUM

The following questions and comments were raised by Members of the Public.

Question 1

With the local elections due in 2027 what are the Council doing to improve Diversity within the Council?

Answer

The Council have recently reviewed the Equality and Diversity Policy, and will continue to make Keynsham an inclusive town for all. We have started to work on issues including welcoming refugees and acting on cases of racism. The Town Council has lots of actions to take with Diversity and Equality in mind.

Question

Currently we are awaiting the election of a new WECA Mayor and dependent on who is elected plans may or may not go ahead with the A4 proposal for Bus Lanes. If it is proposed that the Bus Lane plans should go ahead what will/is the Council's view on this and what will they do?

Answer

As we are currently in a pre-election period the views of the current Council cannot be discussed at this meeting, but the Community can be assured that the Council will listen to the views of our Community, in respect of this matter, together with making their views strongly known to B&NES Council and WECA during the consultation process.

Question

In respect of the new Government targets in respect of housing numbers required in B&NES and the Keynsham area will the Town Council have any push back on the numbers of housing that could be allocated to this area?

Answer

More site options within B&NES will be up for public consultation in the Autumn until then and the adoption of the local plan exact housing numbers will not be known. The Town Council will of course have the opportunity to respond to all planning applications for the Town but ultimately it will be the Local Authority that grants permission for any Developments. Members of the public are welcome to attend the Town Council Planning and Development Committee meetings when such applications are being considered.

7. DATE OF 2026 KEYNSHAM ANNUAL TOWN MEETING

RESOLVED:

That the next Annual Town Meeting will be held on Thursday 23rd April 2026.

The meeting ended at 8.55 p.m.

SIGNED:

DATED:

(Chairman)