

KEYNSHAM TOWN COUNCIL

Minutes of the Planning & Development Committee meeting
held on Monday 7th July 2025 at 7.00 pm in the Key Centre (upstairs),
Charlton Road, Keynsham.

PRESENT: Cllrs D Brassington, M Burton, D Cooper, C Davis and C Fricker (Chair)

Cllr D Biddleston (substitute for Cllr Alex Beaumont).

IN ATTENDANCE: Dawn Drury (Town Clerk)

17. APOLOGIES FOR ABSENCE

RESOLVED:

That apologies be received and accepted from Cllrs Alex Beaumont and C Brennan.

18. DECLARATIONS OF INTEREST

There were none.

19. DISPENSATIONS

There were none.

20. CONFIRMATION OF MINUTES

RESOLVED:

That the Minutes of the Planning & Development Committee meeting held on Monday 9th June 2025 (previously circulated) be confirmed as a true record and signed by the Chairman.

21. PUBLIC PARTICIPATION

There were none.

22. QUESTIONS ON NOTICE BY MEMBERS

There were none.

23. SITE VISITS

There were none.

24. CONSULTATION ON PLANNING APPLICATIONS

24.1 25/02226/VAR 10 Chandos Road

Variation of condition 2 (Plans List (Compliance)) of application 25/00147/FUL (Erection of two-storey rear extension).

RESOLVED:

To SUPPORT the variation of condition 2 - There are no planning reasons to object to this application: - Keynsham Town Council consider that the proposal is in accordance with Bath and North East Somerset Council Policies D1 – D6 of Bath and North East Somerset adopted Placemaking Plan 2017 and Local Plan (Core Strategy) Partial Update Jan 2023.

24.2 25/02083/AR 53 High Street

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.

RESOLVED:

To SUPPORT - There are no planning reasons to object to this application: - Keynsham Town Council consider that the proposal is in accordance with Bath and North East Somerset Council Policies D1 – D6 of Bath and North East Somerset adopted Placemaking Plan 2017 and Local Plan (Core Strategy) Partial Update Jan 2023.

24.3 25/01097/VAR Lays Farm Business Centre, Lays Farm Trading Estate

Variation of condition 4 (Construction Management Plan), 8 (Wildlife Protection and Enhancement Scheme), 11 (Materials) and 14 (Drainage Strategy) of application 18/05696/OUT (Outline planning application for the demolition of existing industrial buildings and erection B1 Business buildings and 8 no. dwellings).

RESOLVED:

To SUPPORT the variation of conditions 4, 8 and 11. In respect of condition 14 (Drainage Strategy) Keynsham Town Council support B&NES Council's Draining and Floodings Team comments that state there is scope for revision, in order to resolve issues relating to calculations of the detailed surface water drainage design.

24.4 25/02268/FUL 15 Medway Drive

First floor extension over garage, extension to front porch and single storey side extension following demolition of existing single storey stores.

RESOLVED:

To SUPPORT - There are no planning reasons to object to this application: - Keynsham Town Council consider that the proposal is in accordance with Bath and North East Somerset Council Policies D1 – D6 of Bath and North East Somerset adopted Placemaking Plan 2017 and Local Plan (Core Strategy) Partial Update Jan 2023.

25. TREEWORCS

25.1 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 with comments – Keynsham Town Council will be guided by Bath and North East Somerset Council's Arboricultural Officer's decision.

26. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

RESOLVED:

That the planning applications determined by B&NES Council be received and noted.

27. FOR INFORMATION

27.1 25/01643/FUL 2 MAYFIELDS

RESOLVED:

To receive and note that this application was referred to the Committee meeting for BANES Council Planning and Development on 4th July 2025.

27.2 SAINT PHILIP'S MARSH – MASTERPLAN SUPPLEMENTARY PLANNING DOCUMENT

RESOLVED:

- (i) To receive and note the information.*
- (ii) To note that the Planning and Development Committee declined to respond to the survey.*
- (iii) That Councillors may wish to respond to this consultation independently.*

27.3 COMMENTS FROM RESIDENT ON BRISTOL AIRPORT

RESOLVED:

- (i) To receive and note the contents of the resident's email.*
- (ii) To note that the Clerk has responded to the resident's comments.*

27.4 BRISTOL AIRPORT MASTER PLAN TO 2040

RESOLVED:

*To receive and note that the Master plan is available to view:
www.bristolairport.co.uk/corporate/about-us/our-future/*

27.5 PUBLIC FOOTPATH BA27/88, SOMERDALE – DEFINITIVE MAP MODIFICATION ORDER

RESOLVED:

To receive and note the order.

28. ITEM FOR DECISION

28.1 HOUSING DEVELOPMENT BOUNDARY (HDB) REVIEW – INFORMAL CONSULTATION ON LOCAL PLAN.

RESOLVED:

- (i) *To receive and note the Housing Development Boundary (HDB) Review – Informal consultation on Local Plan.*
- (ii) *That the Planning and Development Committee had no comments in respect of the review and this information be reported at the full Council meeting on 15th July 2025.*
- (iii) *The Clerk to submit any comments by the deadline of 6th August 2025 (extended deadline).*

No decision was made as to whether the Planning and Development Committee want a virtual drop-in session with B&NES Planning Officers. The Clerk will refer this item to the Chair of the Town Council Planning and Development Committee for his comments.

29. LIST OF OUTSTANDING PLANNING APPLICATIONS

RESOLVED:

To receive and note the information.

30. DATE OF NEXT MEETING

RESOLVED:

That the next scheduled meeting of this Committee will be held in **The Space** (above the Library), Market Walk, Keynsham on Monday 4th August 2025 at 7.00 p.m.

The meeting finished at 7.40 p.m.

Signed:

Date:(Chairman)