

## KEYNSHAM TOWN COUNCIL

### Minutes of the Planning & Development Committee meeting held on Monday 4<sup>th</sup> August 2025 at 7.00 pm in the Town Council Office, 15 – 17 Temple Street, Keynsham.

Due to the Space not being open (possibly a booking error) the meeting was moved to the Town Council office.

**PRESENT:** Cllrs A Beaumont, D Brassington, D Cooper and C Davis

Cllr D Biddleston (substitute for Cllr M Burton).

**IN ATTENDANCE:** Dawn Drury (Town Clerk)

#### **31. CHAIR FOR THE MEETING**

In the absence of the Chair and Vice Chair of the Planning and Development Committee Cllr C Davis was elected as Chair for this meeting.

#### **32. APOLOGIES FOR ABSENCE**

**RESOLVED:**

*That apologies be received and accepted from Cllrs M Burton and C Fricker.*

#### **33. DECLARATIONS OF INTEREST**

There were none.

#### **34. DISPENSATIONS**

There were none.

#### **35. CONFIRMATION OF MINUTES**

**RESOLVED:**

*That the Minutes of the Planning & Development Committee meeting held on Monday 7<sup>th</sup> July 2025 (previously circulated) be confirmed as a true record and signed by the Chairman.*

#### **36. PUBLIC PARTICIPATION**

There were none.

#### **37. QUESTIONS ON NOTICE BY MEMBERS**

There were none.

**38. SITE VISITS**

There were none.

**39. RESIGNATION OF COUNCILLOR FROM PLANNING AND DEVELOPMENT COMMITTEE****RESOLVED:**

- i) *To receive and note Cllr Brennan's resignation from Planning and Development Committee.*
- ii) *To recommend to Full Council that a replacement is appointed on 16<sup>th</sup> September 2025.*

**40. CONSULTATION ON PLANNING APPLICATIONS****40.1 25/02517/FUL 20 Chandos Road**

Erection of front porch.

**RESOLVED:**

*To SUPPORT the application - 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.*

**40.2 25/02838/FUL 12 Dryleaze**

Erection of a single storey extension to the rear elevation.

**RESOLVED:**

*To SUPPORT the application - 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.*

**40.3 25/02605/VAR Great Barn Court Block Two Dane's Lane**

Variation of conditions 4 (Archaeology Post Excavation and Publication), 10 (Construction Management Plan), 17 (Landscape) and 18 (Plans List) of application 24/04399/VAR (Variation of conditions 5 (Investigation and Risk Assessment), 8 (Materials - Submission of Schedule and Samples), 13 (Biodiversity Gain and Habitat Management Plans), 17 (Fire Hydrants), 19 (Landscape) and 20 (Plans List) of application 23/04190/REG03 (Erection of 10 No. affordable apartments (Class C3) and associated access, drainage and landscaping works)).

**RESOLVED:**

*To SUPPORT the variations with a comment - There are no planning reasons to object to this application: - Keynsham Town Council consider that the proposal variations are 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.***

***Comment – Keynsham Town Council request a condition in respect of the variation 10 (Construction Management Plan) that the bus stop be re-instated or an alternative stop within the site of the Tesco Car Park be put in place as soon as possible on completion of the construction of the development. Prior to the construction phase an alternative bus stop, close to Tesco Store, be agreed with the bus operator and Local Authority.***

**40.4 25/02630/VAR 26 Gaston Avenue**

Variation of condition 11 (Plans List) of application 23/01283/VAR (Variation of conditions 9 (Parking (Compliance)) and 11 (Plans List (Compliance)) of application 20/00563/FUL (Erection of 1 no 1 bed dwelling).)

***RESOLVED:***

***To SUPPORT the variation of conditions 9 and 11 - 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.***

**40.5 25/02867/CDCOU Wellsway House, 9 Wellsway**

Prior approval request for the change of Use of office building and curtilage from (Class E) to a single dwellinghouse (Class C3)

***RESOLVED:***

***To SUPPORT the change of use for Office building and Curtilage from Class E to a single dwelling house (Class C3) - 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.***

**41. TREEWORCS**

**41.1 25/02806/TCA 2 The Avenue**

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

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

**41.2 25/02749/TCA 3 The Avenue**

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

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

#### 42. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

**RESOLVED:**

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

#### 43. ITEMS FOR DECISION

##### 43.1 Planning Obligations Supplementary Planning Document (SPD)

**RESOLVED:**

- (i) *That the response appended be submitted to Bath and North East Somerset Council by 29<sup>th</sup> August 2025 (the consultation deadline).*
- (ii) *That as agreed with Bath and North East Somerset Council the Planning and Development Submission to the Planning Obligations Supplementary Document (SPD) be ratified at the Town Council meeting on 16<sup>th</sup> September and that an email be sent to B&NES Council, following this meeting, confirming the ratification.*

##### 43.2 21/01412/FUL Unregistered Unit 1-4 Old Station Yard, Avon Mill Lane

**RESOLVED:**

- i) *To receive and note the notification of appeal on the decision on the above application.*
- ii) *That there be no additional comments made in respect of the appeal.*

#### 44. LIST OF OUTSTANDING PLANNING APPLICATIONS

**RESOLVED:**

*To receive and note the information.*

#### 45. 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 1<sup>st</sup> September 2025 at 7.00 p.m.*

*The meeting finished at 7.40 p.m.*

Signed (CHAIR): ..... *C J Davis* .....

Date: *1.9.2025*