

KEYNSHAM TOWN COUNCIL

Minutes of the Planning & Development Committee meeting
held on Monday 29th September 2025 at 7.00 pm in the
The Key Centre, Charlton Road, Keynsham.

PRESENT: Cllrs C Fricker, D Brassington, D Cooper and C Davis

IN ATTENDANCE: Amanda Hazell (RFO)

67. APOLOGIES FOR ABSENCE

RESOLVED:

That apologies be received and accepted from Cllr M Burton and Cllr Alex Beaumont.

68. DECLARATIONS OF INTEREST

There were none.

69. DISPENSATIONS

There were none.

70. CONFIRMATION OF MINUTES

RESOLVED:

That the Minutes of the Planning & Development Committee meeting held on Monday 1st September 2025 (previously circulated) be confirmed as a true record and signed by the Chairman.

71. PUBLIC PARTICIPATION

There were none.

72. QUESTIONS ON NOTICE BY MEMBERS

There were none.

73. SITE VISITS

There were none.

74. CONSULTATION ON PLANNING APPLICATIONS

74.1 25/03261/FUL 63 Augustus Avenue

Addition of trellis to existing fence raising height from 1.8m to 2.4m

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.*

74.2 25/03442/FUL 242 Bath Road

Erection of garage extension to create playroom/gym/home office

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.*

74.3 25/02642/FUL 12 Severn Way

Erection of 4 new bedroom dwelling and associated works.

To OBJECT on the following grounds –

- (i) That based on the proposal the development constitutes an overdevelopment of the property. Bath & North East Somerset (B&NES) planning policy aims to prevent overdevelopment by ensuring that developments should be proportionate to the existing character and scale of the area.*
- (ii) That proposals should consider the impact parking, only 2 spaces available, which in this case will lead to serious parking implications for existing residents in this locality.*
- (iii) That there are concerns the dropped kerb encroaches on the private road that maintenance is funded by the residents and the Dr Surgery.*
- (iv) That the design is incongruous with the residential properties on the street.*

75. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

RESOLVED:

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

76. ITEMS FOR DECISION

MODIFICATION

76.1 NOTICE OF CONFIRMATION OF ~~MODIFICATION~~ ORDER PUBLIC FOOTPATH BA27/88 (attached)

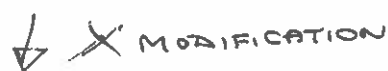
RESOLVED:

MODIFICATION

- i) That the ~~modification~~ order for the public footpath BA27/88 be received and noted.*

ii) *That no comment be made on the order.*

76.2 PUBLIC PATH DIVERSION ORDER PUBLIC FOOTPATH BA27/31

RESOLVED: 

- i) *That the ~~modification~~ order for the public footpath BA27/88 be received and noted.*
- ii) *That no comment be made on the order.*

77. FOR INFORMATION

77.1 TEMPORARY INTRODUCTION OF 20mph SPEED LIMIT A4 BATH ROAD MAIN ROAD SECTION, KEYNSHAM / A4 BATH ROAD, SALTFOORD – TTRN1666 from 29th September 2025 for 14 days.

RESOLVED::

That the temporary induction of a 20mph speed limit as per the notice be received and noted.

77.2 TEMPORARY INTRODUCTION OF 20mph SPEED LIMIT, ONE-WAY RESTRICTION, PROHIBITION OF USE BY VEHICLES ORDER from 13th Oct 2025 for 18 months.

- A temporary 20mph speed limit on A4 Bath Road Main Road Section from its junction with Fairfield Way extending south east onto A4 Bath Road, Saltford to its junction with Grange Road.
- A one-way restriction on Pixash Lane at its junction with the A4 Bath Road Main Road Section. Vehicles will only be able to access Pixash Lane from the A4. Vehicles will not be able to exit Pixash Lane onto the A4 and will need to follow the diversion.
- A one-way restriction on Grange Road at its junction with the A4 Bath Road. Vehicles will only be able to access Grange Road from the A4. Vehicles will not be able to exit Grange Road onto the A4 and will need to follow the diversion.
- A road closure in that length of A4 Bath Road Main Road Section from its junction with Fairfield Way extending south east onto A4 Bath Road to its junction with Grange Road. USRN: 47916570 / 47916573

RESOLVED:

That the notice order be received and noted.

77.3 TEMPORARY CLOSURE OF FOOTPATH BA27/27

RESOLVED:

That the notice order be received and noted.

78. LIST OF OUTSTANDING PLANNING APPLICATIONS

RESOLVED:

To receive and note the information.

79. 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 27th October 2025 at 7.00 p.m.

The meeting finished at 7.40 p.m.

Signed (CHAIR):



Date:

27-10-25