

KEYNSHAM TOWN COUNCIL

Minutes of the Planning & Development Committee meeting held on Monday 27th October 2025 at 7.00 pm in the The Space (above Keynsham Library, Market Walk, Keynsham)

PRESENT: Cllrs D Brassington, M Burton, D Cooper, C Davis, C Fricker and A Wait

IN ATTENDANCE: Dawn Drury (Town Clerk)

80. APOLOGIES FOR ABSENCE

RESOLVED:

That apologies were received and noted from Cllr Alex Beumont.

81. DECLARATIONS OF INTEREST

There were none.

82. DISPENSATIONS

A blanket dispensation was granted to cover all Councillors to consider and discuss matters relating to item 11 on the agenda – B&NES Council Local Plan Site Options Consultation.

83. CONFIRMATION OF MINUTES

The Minutes of the Planning & Development Committee meeting held on Monday 29th September 2025 required three amendments as follows:

76.1 – the title should read Notice of confirmation of **modification** order public footpath BA27/88 and not Notice of confirmation of **medication** order public footpath BA27/88.

76.1 (i) should read That the **modification** order for the public footpath BA27/88 be received and noted and not That the **medication** order for the public footpath BA27/88 be received and noted.

76.2 (i) should read That the **modification** order for the public footpath BA27/88 be received and noted and not That the **medication** order for the public footpath BA27/88 be received and noted

RESOLVED:

That the Minutes of the Planning & Development Committee meeting held on Monday 29th September 2025 (previously circulated), with the three amendments above, be confirmed as a true record and signed by the Chairman.

84. PUBLIC PARTICIPATION

There were none.

85. QUESTIONS ON NOTICE BY MEMBERS

There were none.

86. SITE VISITS

There were none.

87. CONSULTATION ON PLANNING APPLICATIONS

87.1 25/04000/FUL 24 Aesop Drive

Erection of two-storey side extension.

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.*

87.2 25/03737/CLEU Unit 11F Broadmead Lane Industrial Estate Broadmead Lane

Use of the premises for general industrial purposes processing of scrap metal (Use Class B2) (Certificate of Lawfulness for an Existing Use).

RESOLVED:

That the CLEU be noted and B&NES Council be mindful that if granted the Certificate of Lawfulness for and Existing Use could have a detrimental effect on the lives of the boat dwellers that live in this location.

87.3 25/03718/FUL 58 Coronation Avenue

Replacement and enlargement of porch, construction of hardstanding for off road parking and new drop kerbing.

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.*

87.4 25/03807/FUL Street Record, High Street

The installation of 1no internally illuminated static sign.

RESOLVED:

To strongly object to the proposed installation of an excessively large, internally illuminated static sign for the following reasons:

(i) Obstruction to pedestrian movement:

The proposed sign would create an unnecessary obstruction on an already congested and cluttered section of Keynsham High Street. The pavements in this area are intended to safely accommodate all users, including pedestrians, wheelchair users, those with mobility scooters, and parents with pushchairs or prams. Any further encroachment would compromise accessibility, pedestrian flow, and public safety.

(ii) Detrimental impact on visual amenity:

The proposed signage would be visually intrusive and wholly unsympathetic to the established character of Keynsham's historic Market Town setting. Its size, design, and illumination would detract from the appearance of the High Street and undermine ongoing efforts to preserve and enhance the town's traditional streetscape.

87.5 25/03808/AR Street Record High Street

Display of 1no internally illuminated static sign.

RESOLVED:

To strongly object to the proposed installation of an excessively large, internally illuminated static sign for the following reasons:

(iii) Obstruction to pedestrian movement:

The proposed sign would create an unnecessary obstruction on an already congested and cluttered section of Keynsham High Street. The pavements in this area are intended to safely accommodate all users, including pedestrians, wheelchair users, those with mobility scooters, and parents with pushchairs or prams. Any further encroachment would compromise accessibility, pedestrian flow, and public safety.

(iv) Detrimental impact on visual amenity:

The proposed signage would be visually intrusive and wholly unsympathetic to the established character of Keynsham's historic Market Town setting. Its size, design, and illumination would detract from the appearance of the High Street and undermine ongoing efforts to preserve and enhance the town's traditional streetscape.

87.6 25/03817/FUL 4 Monmouth Road

Erection of single storey double garage following demolition of single garage.

RESOLVED:

To OBJECT to this application on the following grounds –

- (i) *That the proposal constitutes an overdevelopment of the site contrary to Bath and North East Somerset adopted Placemaking Plan 2017 and Local Plan (Core Strategy) Partial Update Jan 2023.*
- (ii) *That the single storey double garage/ workshop is outside the building line of the properties on Monmouth Road.*
- (iii) *That the proposal is out of keeping in this location.*
- (iv) *That the hipped roof is not necessary for a detached garage.*
- (v) *That the design is incongruous with the residential properties on the street.*

87.7 25/02642/FUL 12 Severn Way

Erection of 4 new bedroom dwelling and associated works. REVISED PLANS.

RESOLVED:

That Keynsham Town Council objects on the following grounds:

- (i) *Overdevelopment of the site*
The proposed four-bedroom dwelling represents an overdevelopment of the plot, failing to respect the established density, layout, and spatial character of the surrounding area. B&NES planning policies seek to prevent overdevelopment by ensuring that new developments are proportionate and in keeping with the existing character, scale, and pattern of development. The proposal would therefore be contrary to the Bath and North East Somerset (B&NES) adopted Placemaking Plan (2017) and the Local Plan (Core Strategy) Partial Update (January 2023).
- (ii) *Parking and highway implications*
The proposed scheme provides only two parking spaces for a four-bedroom dwelling, which is inadequate given the likely occupancy levels. This shortfall will inevitably result in additional on-street parking pressures, to the detriment of existing residents and road users. The development would therefore exacerbate local parking congestion and create potential highway safety issues.
- (iii) *Encroachment onto private access*
There are significant concerns that the proposed dropped kerb would encroach onto a privately maintained access road, the upkeep of which is funded by local residents and the adjacent Doctor's Surgery. Such encroachment is unacceptable and raises questions regarding ownership, maintenance responsibilities, and the impact on existing users of the private road.
- (iv) *Incongruous design*
The proposed design is out of keeping with the established character and appearance of neighbouring residential properties. The scale, massing, and architectural treatment of the dwelling would appear incongruous within the existing street scene, thereby harming the visual amenity and local distinctiveness of the area.

87.8 25/03765/FUL 41 Severus Street

Erection of a conservatory to the rear.

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.

87.9 25/03621/FUL 112 Wellsway

Replacement of existing dwelling with new 1.5 storey dwelling and garage.

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.

Keynsham Town Council supports the comments of the Arboricultural Officer that the application is not accompanied by a tree survey and arboricultural impact assessment to demonstrate that the trees have informed the application and that the proposal is compliant with policy NE6 of the Local Plan Partial Update and such be should be undertaken and put in place a decision is made on the application.

TREE WORKS**87.10 25/03949/TCA Alfred Court Dapps Hill**

Six no. Ash trees (*Fraxinus Excelsior*) to be heavily reduced/pollarded to around 12/15 ft (4/5m).

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

87.11 25/03986/TPO Fairholm 130 Wellsway

The email from the Senior Arboricultural Officer stating that there was an error in the registration that should have read Beech T1 – Remove single limb that protrudes over parking bay and not Beech T1 – Remove was received and noted by the Committee

Beech T1 - Remove single limb that protrudes over parking bay

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

88. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL**RESOLVED:**

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

89. FOR INFORMATION

89.1 Appeal Decision Ref: APP/F0114/C/23/3331993

Land between convergence of Durley Park and Durley Lane, Durley Hill.

RESOLVED:

To receive and note the appeal decision.

89.2 25/02605/VAR Great Barn Court Block Two, Dane's Lane

RESOLVED:

To receive and note that this application will be considered by the B&NES Planning Committee at its meeting to be held on 22nd October 2025 at The Guildhall, Bath.

89.3 25-044 Manor Road & Courtenay Road 20mph Speed Limit

RESOLVED:

To receive and note the traffic regulation order and Saltford Parish Council's comments.

90. ITEMS FOR DECISION

90.1 ITEM FOR DECISION – B&NES COUNCIL LOCAL PLAN SITE OPTIONS CONSULTATION

RESOLVED:

- (i) To receive and note the draft consultation response.*
- (ii) To approve the response with the amendments as discussed at the meeting.*
- (iii) That the amended consultation response to submitted to the Planning and Development Committee members for perusal before submission to B&NES Council by 14th November 2025.*

91. LIST OF OUTSTANDING PLANNING APPLICATIONS

RESOLVED:

To receive and note the information.

92. 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 24th November 2025 at 7.00 p.m.

The meeting finished at 8.30 p.m.

Signed: (CHAIR)

Date:

DRAFT