

KEYNSHAM TOWN COUNCIL

Minutes of the Planning & Development Committee meeting held on Monday 24th November 2025 at 7.00 pm in the The Space (above Keynsham Library, Market Walk, Keynsham)

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

IN ATTENDANCE: Dawn Drury (Town Clerk)

93. APOLOGIES FOR ABSENCE

RESOLVED:

Apologies were received from Cllr D Brassington.

94. NOT PRESENT

There were none.

95. DECLARATIONS OF INTEREST

There were none.

96. DISPENSATIONS

There were none.

97. CONFIRMATION OF MINUTES

The Minutes of the Planning & Development Committee meeting held on Monday 27th October 2025 (previously circulated) be confirmed as a true record and signed by the Chairman.

98. PUBLIC PARTICIPATION

There were none.

99. QUESTIONS ON NOTICE BY MEMBERS

There were none.

100. SITE VISITS

There were none.

101. CONSULTATION ON PLANNING APPLICATIONS

100.1 25/04373/FUL 1 Downfield

Replacement of existing white uPVC windows with new white uPVC windows at nos. 1-18 Downfield (North and South Block).

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.*

100.2 25/04240/FUL 8 Milward Road

Erection of new front porch building, new access steps with handrails and driveway following demolition of existing front access and low brick wall to frontage.

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.*

100.3 25/04171/FUL 117 The Mead

Proposed rear ground floor 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.*

100.4 25/04371/FUL 7 Queens Road

Demolition of existing conservatory and single storey rear and side extensions. Erection of combination double and single storey rear extension. Front extension to single storey side garage and new roof over garage.

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.*

100.5 25/04294/FUL 25 Waveney Road

Erection of a 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.*

TREE WORKS

- 100.6 25/04163/TCA 2 Abbey Park *(previously incorrect on application, was 2 Abbey Close)*
Cherry T1 - reduce by 1 to 2 meters. Apples G2 - reduce by 1 to 2 meters. Ash T2 - crown reduce by 2 to 3 meters.

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

102. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

RESOLVED:

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

103. FOR INFORMATION

- 103.1 24/03008/VAR Old Station Yard, Unit 1-4 Avon Mill Lane
Appeal Decision

RESOLVED:

To receive and note the appeal decision.

- 103.2 Stopping up of Highway at Tintagel Close

RESOLVED:

To receive and note the notice.

104. LIST OF OUTSTANDING PLANNING APPLICATIONS

RESOLVED:

To receive and note the information.

105. 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 15th December 2025 at 7.00 p.m.

The meeting finished at 7.13 p.m.

Signed: (CHAIR)

Date:

DRAFT