

KEYNSHAM TOWN COUNCIL

Minutes of the Planning & Development Committee meeting  
held on Monday 12<sup>th</sup> January 2026 at 7.00 pm in the  
The Space (above Keynsham Library, Market Walk, Keynsham)

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

IN ATTENDANCE: Dawn Drury (Town Clerk)

119. APOLOGIES FOR ABSENCE

*RESOLVED:*

*There were none.*

120. NOT PRESENT

*Cllr A Wait.*

121. DECLARATIONS OF INTEREST

*There were none.*

122. DISPENSATIONS

*There were none.*

123. CONFIRMATION OF MINUTES

*The Minutes of the Planning & Development Committee meeting held on Monday 16<sup>th</sup> December 2025 (previously circulated) be confirmed as a true record and signed by the Chairman.*

124. PUBLIC PARTICIPATION

*There were none.*

125. QUESTIONS ON NOTICE BY MEMBERS

*There were none.*

126. SITE VISITS

*There were none.*

## **127. CONSULTATION ON PLANNING APPLICATIONS**

### **127.1 25/04779/FUL Snapdragons Nursery, Ellsbridge House, Bath Road**

Erection of a detached single storey building to provide a staff break out space and training room with associated works.

***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.*

### **127.2 25/04780/LBA Snapdragons Nursery, Ellsbridge House, Bath Road**

Erection of a detached single storey building to provide a staff break out space and training room with associated works.

***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.*

### **127.3 25/04604/FUL 3 Kelston Road**

Erection of 1no 4 bed dwelling house in place of existing 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.*

### **127.4 25/04827/FUL 3 Lockingwell Road**

Erection of a single storey side extension. Replace existing rear extension flat roof with a pitched roof following demolition of detached 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.*

## **TREE WORKS**

### **127.5 25/04653/TCA Rookehill Farmhouse, 34 Wellsway**

Holly Tree – fell.

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

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

*RESOLVED:*

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

## 129. LIST OF OUTSTANDING PLANNING APPLICATIONS

*RESOLVED:*

*To receive and note the information.*

## 130. 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 2<sup>nd</sup> February 2026 at 7.00 p.m.*

The meeting finished at 7.13 p.m.

Signed: ..... (CHAIR)

Date: .....