

KEYNSHAM TOWN COUNCIL

Minutes of the Planning & Development Committee meeting held on Monday 12th 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 16th 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 2nd February 2026 at 7.00 p.m.*

The meeting finished at 7.13 p.m.

Signed: (CHAIR)

Date: