

KEYNSHAM TOWN COUNCIL

Minutes of the Planning & Development Committee meeting held on Monday 2nd February 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, C Fricker
and A Wait

IN ATTENDANCE: Dawn Drury (Town Clerk)

131. APOLOGIES FOR ABSENCE

RESOLVED:

There were none.

132. DECLARATIONS OF INTEREST

There were none.

133. DISPENSATIONS

There were none.

134. CONFIRMATION OF MINUTES

The Minutes of the Planning & Development Committee meeting held on Monday 12th January 2026 (previously circulated) be confirmed as a true record and signed by the Chairman.

135. PUBLIC PARTICIPATION

There were none.

136. QUESTIONS ON NOTICE BY MEMBERS

There were none.

137. SITE VISITS

There were none.

138. CONSULTATION ON PLANNING APPLICATIONS

139.1 25/04901/FUL 55 Bath Road

Erection of single storey rear extension and porch to front.

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.*

139.2 25/04450/FUL 32 Cedar Drive

Erection of single-storey side extension following demolition of existing conservatory.

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.*

139.3 25/04952/EOUT Parcel 0014 Charlton Road

Outline planning application for the development of up to 200 no. residential dwellings (Use Class C3), Class E floorspace (Use Class E), open space, strategic landscaping and earthworks, surface water drainage and all other ancillary infrastructure and enabling works with access from Charlton Road. All matters reserved except for access.

RESOLVED:

To OBJECT to the outline planning application for Parcel 0014 Charlton Road on the following grounds:

Keynsham Town Council objects to the above planning application. The Council considers the proposal to be inappropriate, excessive in scale, and entirely out of keeping with the character of the area. It represents an unacceptable form of overdevelopment on a greenfield site and would result in the unnecessary loss of valued open land, causing lasting harm to the local environment and to the amenity of existing residents.

- Principle of development and loss of greenfield land - The proposal would result in the permanent loss of greenfield land which currently provides environmental, landscape, and drainage benefits. The Town Council considers that the scale and nature of the development is unjustified and unsustainable in this location and would fundamentally alter the character of the area to the detriment of the local community.*
- Drainage, surface water and sewerage infrastructure -The issue of drainage and surface water runoff is a serious and unresolved concern. The application site currently acts as a natural soakaway for rainwater. The introduction of housing, roads, and extensive areas*

of hardstanding would significantly increase surface water runoff and place additional pressure on an already inadequate drainage network.

No credible or robust evidence has been provided to demonstrate where this increased volume of surface water would be safely managed. This creates a very real and unacceptable risk of flooding to nearby homes, land, and highways, particularly during periods of heavy rainfall.

In addition, the Town Council notes that sewage and wastewater systems serving adjacent developments have yet to be adopted due to sub-standard construction. A full and comprehensive assessment of foul sewer capacity is required to ensure that similar problems do not arise again and that the existing network can safely accommodate the proposed development.

- *Traffic generation, congestion and Highway Safety - The proposed development would generate a significant increase in vehicle movements, potentially in the region of 400–600 additional trips per day. This would lead to peak-hour congestion on Charlton Road, which is already heavily trafficked, together with increased queuing at local junctions.*

There is also a clear risk of “rat-running” through nearby residential streets as drivers seek to avoid congestion, resulting in additional safety and amenity impacts for existing residents.

- *Highway capacity and junction safety - Key junctions in the vicinity of the site are already operating close to capacity. The additional traffic generated by this development would exacerbate existing problems and increase the risk of collisions. The application needs to demonstrate that the local highway network can safely accommodate the proposed level of development.*
- *Impact on schools, healthcare and community facilities -increased vehicle movements would coincide with school drop-off and pick-up times, further compounding congestion and safety risks. The Town Council is particularly concerned that there are no pedestrian crossing facilities in the vicinity of the proposed site, placing children and other vulnerable road users at increased risk.*
- *Public transport and sustainability -The site is poorly served by public transport, with infrequent and poorly connected bus services. As a result, the development would be heavily car-dependent. This undermines any claims of sustainable transport and would place further pressure on the local highway network.*
- *Ecology and Biodiversity - The proposal would result in the permanent loss of wildlife habitats and biodiversity, further undermining the sustainability of the development and conflicting with environmental objectives.*

Cumulative Impact

The Town Council is concerned that the application fails to adequately assess the cumulative impact of this proposal in combination with other existing or potential developments in the area. Piecemeal mitigation would not address the wider stress on infrastructure, services, and the highway network.

The Council considers that this site should only be assessed in conjunction with other sites that may come forward as part of the emerging Local Plan options, at which point the full impact of development within Keynsham South can be properly considered as a whole.

The Town Council notes the advice of the Health and Safety Executive (HSE) regarding the possible risk of harm to people arising from major pipelines in proximity to the site.

The Town Council supports the condition raised by the Public Rights of Way Team of Bath and North East Somerset Council in respect of public footpath BA27/13, requiring that there be no adverse effect on the surface, gradient, line, or width of the footpath during or after construction, and that any damage must be fully rectified.

The Town Council supports the condition raised by B&NES Education Services in relation to early years provision, addressing the existing shortfall of places in Keynsham and the lack of nurseries and schools within walking distance of the site.

The Town Council also supports the comments from Greener Places that the developer must meet the minimum on-site public open space requirement for the proposed development.

For the reasons set out above, Keynsham Town Council considers this proposal to represent unacceptable overdevelopment on a greenfield site, with significant and lasting adverse impacts on drainage, highway safety, infrastructure capacity, biodiversity, and residential amenity. The Council therefore objects to the application and requests that it be refused.

However, Keynsham Town Council, do note the concerns of residents that affordable housing is required in the town but such housing needs to be built in the right place with the required infrastructure in place.

139.4 26/00010/FUL Frosterley, 17 Stockwood Vale

Erection of a two-storey rear extension and internal layout alterations. The existing ground floor entrance porch will be removed and replaced with a bespoke oak frame porch. The dormer window to the front of the property will be reduced in size and altered to a pitched roof. The existing garage roof is currently a flat roof which will be removed and replaced with a pitched roof.

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.*

139.5 26/00141/AR Specsavers 12 Temple Street

Display of internally illuminated fascia sign and projecting sign to shopfront.

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

139.6 25/04969/TPO Scout And Guide Huts Scouts Lane

T1 Horse Chestnut - Reduce limb over hanging the neighbouring property by 4m.
Selective pruning of limbs surrounding the street light to provide 2m clearance. T2 Sycamore - Fell. T3 Copper Beech - Deadwood and crown clean. T4 Sycamore - Fell.

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

140. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

RESOLVED:

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

141. ITEM FOR DECISION

PUBLIC PATH DIVERSION ORDER 2025
BA27/31 Bath Road

RESOLVED:

That Keynsham Town Council do not question the validity of the order.

142. ITEM FOR INFORMATION

142.1 TEMPORARY CLOSURE OF PUBLIC FOOTPATH BA27/27 & BA27/28

RESOLVED:

To receive and note the temporary closure of footpath BA27/27 & BA27/28.

142.2 APPEAL 26/00005/RF Street Record High Street**RESOLVED:**

To receive and note the appeal against application 25/03808/AR.

142.3 APPEAL 26/00006/RF Street Record High Street**RESOLVED:**

To receive and note the appeal against application 25/03807/FUL.

142.4 A4 Bath Road and Pixash Lane, temporary 20mph speed limit**RESOLVED:**

To receive and note the temporary introduction of this 20mph speed limit.

143. LIST OF OUTSTANDING PLANNING APPLICATIONS**RESOLVED:**

To receive and note the information.

144. 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 March 2026** at **7.00 p.m.***

The meeting finished at 7.27 p.m.