

KEYNSHAM TOWN COUNCIL

Minutes of the Planning & Development Committee meeting
held on Monday 30th March 2026 at 7.00 pm in
The Space (above Keynsham Library, Market Walk, Keynsham)

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

IN ATTENDANCE: Katherine Sears (Deputy Town Clerk)

157. APOLOGIES FOR ABSENCE

RESOLVED:

Apologies were received and noted from Cllr M Burton.

158. DECLARATIONS OF INTEREST

There were none.

159. DISPENSATIONS

There were none.

160. CONFIRMATION OF MINUTES

The Minutes of the Planning & Development Committee meeting held on Monday 2nd March 2026 (previously circulated) be confirmed as a true record and signed by the Chairman.

161. PUBLIC PARTICIPATION

There were none.

162. QUESTIONS ON NOTICE BY MEMBERS

There were none.

163. SITE VISITS

There were none.

164. CONSULTATION ON PLANNING APPLICATIONS

164.1 26/00538/FUL Charlton House Care Home, Hawthorns Lane

Change of use of an existing care home to proposed special education needs and disabilities school and two children's care homes alongside associated alterations and landscaping.

RESOLVED:

That Keynsham Town Council SUPPORT the Change of Use application for Charlton House Care Home, Hawthorns Lane to a special education needs and disabilities school and two children's care homes alongside associated alterations and landscaping.

164.2 26/00538/REG03 Charlton House Care Home, Hawthorns Lane

Change of use of an existing care home to proposed special education needs and disabilities school and two children's care homes alongside associated alterations and landscaping.

RESOLVED:

That Keynsham Town Council SUPPORT the Change of Use 26/00538/REG03 Charlton House Care Home, Hawthorns Lane to a special education needs and disabilities school and two children's care homes alongside associated alterations and landscaping.

164.3 26/00928/FUL 15 Hurn Lane

Vertically extend existing single storey rear extension and install flat roof with glazed lantern.

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.*

164.4 26/00748/VAR 49 Hurn Lane

Variation of condition 3 (Plans List) of application 24/04012/FUL (Erection of first floor extension.)

RESOLVED:

To SUPPORT the variation of condition 3 (Plans List) of application 24/04012/FUL (Erection of first floor extension.)

164.5 26/00992/FUL 19 Lockingwell Road

Erection of single storey rear 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.*

164.6 26/00807/FUL 22 Orwell Drove

Erection of single storey front, side and rear extensions.

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.*

164.7 26/01064/VAR 12 Severn Way

Variation of condition 4 (Plans List (Compliance) of application 25/02642/FUL (Erection of 4 new bedroom self-build dwelling and associated works).

RESOLVED:

*To SUPPORT the variation of condition 4 (Plans List (Compliance) of application 25/02642/FUL (Erection of 4 new bedroom self-built dwelling and associated works).
Keynsham Town Council would like to note that their original objections to this application still remain.*

164.8 26/00783/FUL 4 Severus Street

Conversion of part of existing garage into playroom.

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.*

164.9 26/00848/FUL 134 Wellsway

Roof enlargement with installation of front and rear dormers.

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.*

TREWORKS

164.10 26/00533/TCA – Chew Bridge Cottage, Gooseberry Lane

Ash (Fraxinus Excelsior) T1 – reduce the crown by 40%. Crack Willow (Salix Fragilis) T2 – repollard to previous pruning points. Apple (Pumila) T3 – remove sucker growth.

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

165. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

RESOLVED:

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

166. ITEM FOR INFORMATION**166.1 CLOSURE OF FOOTPATH BA27/75**

Intention to close footpath BA27/75 from 20th April to 31st July 2026.

RESOLVED:

To receive and note the intention notice to close the footpath BA27/75.

166.2 NOTICE OF INTENTION TO CLOSE THHTC4114 CHANDAG ROAD

RESOLVED:

To receive and note the intention notice to close a section of Chandag Road.

167. LIST OF OUTSTANDING PLANNING APPLICATIONS

RESOLVED:

To receive and note the information.

168. 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 27th April 2026 at 7.00 p.m.*

The meeting finished at 7.43 p.m.

Signed: (CHAIR)

Date: