

KEYNSHAM TOWN COUNCIL

Minutes of the Planning & Development Committee meeting held on
Monday 9th June 2025 at 7.00 pm in The Space, Market Walk, Keynsham.

PRESENT: Cllrs A Beaumont, D Brassington, M Burton, D Cooper (late), C Davis and
C Fricker (Chair)

IN ATTENDANCE: Dawn Drury (Town Clerk)

1. ELECTION OF CHAIRMAN 2025/2026

RESOLVED:

*That Cllr C Fricker be the Chair of the Planning and Development Committee for the
Municipal Year 2025/2026.*

2. ELECTION OF VICE CHAIRMAN 2025/2026

RESOLVED:

*That Cllr M Burton be the Vice Chair of the Planning and Development Committee for the
Municipal Year 2025/2026.*

3. MEMBERSHIP OF THE PLANNING AND DEVELOPMENT COMMITTEE 2025/2026

RESOLVED:

- (i) To note that the membership listed on the agenda was incorrect.*
- (ii) That it be noted that Cllrs Alex Beaumont, David Brassington, Caitlin Brennan, Martin
Burton, Deb Cooper, Chris Davis and Clive Fricker are the appointed members of the
Committee for the Municipal Year 2025/2026, as agreed at the Annual Meeting of
the Town Council on 20th May 2025.*

Cllr D Cooper arrived.

4. APOLOGIES FOR ABSENCE

RESOLVED:

That apologies be received and accepted from Cllr Brennan.

5. DECLARATIONS OF INTEREST

There were none.

6. DISPENSATIONS

There were none.

7. TERMS OF REFERENCE

RESOLVED:

- (i) That the Terms of Reference be received and noted.*
- (ii) That the Committee recommend to Council to approve the Terms of Reference.*

8. CONFIRMATION OF MINUTES

RESOLVED:

That the Minutes of the Planning & Development Committee meeting held on Monday 12th May 2025 (previously circulated) be confirmed as a true record and signed by the Chairman.

9. PUBLIC PARTICIPATION

There were none.

10. QUESTIONS ON NOTICE BY MEMBERS

There were none.

11. SITE VISITS

There were none.

12. CONSULTATION ON PLANNING APPLICATIONS

12.1 25/01924/FUL Keynsham Paper Mill, Avon Mill Lane

Erection of warehouse extension following demolition of existing buildings

RESOLVED:

COMMENTS ONLY

- (i) To support B&NES Council's Transportation and Highways Officers in their view that there is scope for revision to this application, in that there should be further information provided to ensure that the potential traffic impact of the proposed scheme can be appropriately assessed.*
- (ii) To support the Environment Agency's objection to the application and request for the applicant to submit a Flood Risk Assessment (FRA) that should demonstrate that the development is safe without increasing risk elsewhere, and that it will possibly reduce the flood risk overall.*

12.2 25/01982/AR Boots, 40 High Street

Display of 1no internally illuminated fascia and 1no internally illuminated hanging sign.

RESOLVED:

To SUPPORT - 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.

12.3 25/00517/FUL 66 Lockingwell Road

Erection of single storey extension to side elevation, alterations to existing loft room, adding dormer to the rear and small gabled dormer to the front elevation, addition of timber cladding to front elevation and raise roof height of existing garage. (Resubmission of Plans).

RESOLVED:

To comment only – Once again, Keynsham Town Council could neither support nor object to this application due to the poor-quality plans and lack of clear information in the sketches.

Additional comment - hand drawn plans are very poor when projected onto a screen (most Parish and Town Council's run paperless planning and all plans are projected for consideration).

12.4 25/01868/FUL 39 Lucius Avenue

Erection of single storey rear extension

RESOLVED:

To SUPPORT - 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**12.5 25/02037/TCA Rookehill Farmhouse, 34 Wellsway**

2no. Sycamore trees (T2 and T3) - Fell.

Sycamore tree (T1) - Pollard. Reduce overall height by approx. 3.5m.

Holly tree - Gradual reduction (approx 2m), shaping of crown and improvement over a 3 year period. Removal of dead wood and hanging loose branches.

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

13 PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

RESOLVED:

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

14 FOR INFORMATION

14.1 Public Path Diversion Order 2025 Public Footpath BA27/27 (Attached)

RESOLVED:

To receive and note the information.

14.2 Public Path Diversion Order 2025 Public Footpath BA27/30 (Attached)

Email from resident questioning the alternative route detailed in the PRoW Diversion.

RESOLVED:

To receive and note the information.

14.3 Public Path Diversion Order 2025 Public Footpath BA27/27 & 27/28

RESOLVED:

To receive and note the information.

15. LIST OF OUTSTANDING PLANNING APPLICATIONS

RESOLVED:

To receive and note the information.

16. DATE OF NEXT MEETING

RESOLVED:

That the next scheduled meeting of this Committee will be held in **The Key Centre, Victoria Methodist Church, Charlton Road, Keynsham** on **Monday 7th July 2025** at **7.00 p.m.**

The meeting finished at 7.20 p.m.

Signed:

Date:(Chairman)