Minutes of the Town Council meeting held on Tuesday 20th October 2026 in The Space, Market Walk, Keynsham at 7.00 pm.

PRESENT: Cllrs Alex Beaumont, D Biddleston, D Brassington, C Brennan, M Burton, C Davis, C Fricker, H MacFie and A Wait (Chair).

IN ATTENDANCE: Dawn Drury – Town Clerk

103. APOLOGIES FOR ABSENCE

Apologies were received and accepted from Councillor Adrian Beaumont, C Leonard, E Cannon, D Cooper and A Halliday.

104. NOT PRESENT

Cllr S Leach (formerly Alenshasy).

105. DECLARATIONS OF INTEREST

To note that there were none.

106. DISPENSATIONS

There were none.

107 PUBLIC PARTICIPATION

There were no members of public present.

108. RECORD OF PREVIOUS MEETINGS

RECOMMENDED:
That the minutes of the Town Council meeting held on Tuesday 15th September 2026 (previously circulated), were confirmed as a true record and signed by the Chairman.

109. B&NES COUNCIL DRAFT LOCAL PLAN – CLLR MATT MCCABE

B&NES Cabinet Member for Planning, Councillor Matt McCabe attended Council to answer questions on the Draft Local Plan.

Q.1 There is a proposal to build houses on Ashton Way the report states that it is infrequently used. The data, when we got hold of it, measured the data from midnight to midnight. Obviously, between midnight and 6 a.m. there are very few people in the car park. The use of these statistics are almost mischievous and we are not sure why this

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was allowed to be part of the Draft Local Plan. Whereas any normal car parking survey would have been done between 9.00 a.m. and 6.00 p.m. which shows that its occupancy is 76% for Ashton Way and on The Labotts it is over 100%.

A. Please raise this as a reason why the Plan is unsound. Check the box for unsound, argue your points in the correct box (use of incorrect data) and then say if you want your arguments heard before the Planning Inspectorate.

The car park has been discussed with B&NES Council's architect in residence in that the car park should be put under threat of development but to start thinking of how you can improve the space by putting a frontage on Ashton Way from the buildings that front onto the High Street and plant some trees. Removing the threat of building on the High Street.

Comment: We had an Options Document before we had the Local Plan and that particular site was in that document. There have been many objections to the development of 30 houses, which will mean the loss of 171 parking spaces and 10 garages. Is there any point in having an Options Document if the outcomes are going to be ignored.

Q.2. Richard Daone when he spoke at the Keynsham Area Forum was asked why they are not building in Bath sufficiently. Our opinion will definitely be why when the tourist buses do not hop on or off in Whiteway, Southdown and Twerton areas where people are struggling to afford homes. This begs the question, why have we only been looking at housing in places like Keynsham, Saltford, Whitchurch etc., when there is such a huge need for building in Bath. Why are such areas that need housing not included in this version of the plan.

A. This is an interesting point, we have taken every piece of land that is available to develop and that adds up to 5,900 so what we have done in the last two years with the Architect in Residence is to look at other approaches including small sites aggregated that WECA are going to trial and we have looked at working with someone like Curo, particularly in the areas that you have mentioned, but Curo have been distracted by their merger so unfortunately all the additional stuff that might have come forward in different circumstances has not yet come forward. The Planning Inspectorate says that you have to be quite clearly in control of the delivery of housing and that requires the landowner or developer has permission to put that piece of land forward.

In the case of small sites, back land development we think that there is an opportunity to do new developments but we have not got a Policy Framework that will create a presumption to permit lots of developments with different residents coming together to do this and says develop little sites of 10 – 15 houses. The Planning Inspectorate will say that you cannot put any numbers against such small developments coming forward.

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With the work that we are doing now will mean that Bath will not be saying that we are full and in 5 years' time we will have identified more space for development or possibly, two to three thousand in Bath.

Q. If we are all about walking, wheeling and cycling and all about employment, employment in Keynsham used to be significant and if the sites go ahead as they are in Keynsham we will be in net deficit of employment, so we are currently planning to build on land that used to be used for employment. We lost Fry's as everyone will remember and yet the number of employment opportunities for Keynsham and Saltford is 10% of that of Bath. Can we do better at providing areas for employment in Keynsham?

A. This is a valid response to make to the consultation that insufficient weight has been given to employment in Keynsham. Remember the Planning Inspectorate can make changes.

Q/comment The following be taken by to the B&NES officers that the planning scheme of delegation that commences shortly, has already started to bring forward sites of seven and nine houses of development in rural areas that have not previously had any development for many years and they need to be mindful of the small development numbers that are coming forward. If permitted these developments should be used to bring down the housing number from the allocated sites within the plan.

A. That is true, but we have allocated some windfall numbers. It is interesting to know that developers have been holding back until the scheme of delegation comes into force.

Q/comment Last night we had a very busy meeting for our community on the Draft Local Plan where David Leverton, a retired Architect told us essentially what you send about with working with areas of Twerton and Whiteway to produce more housing for Bath.

To my mind, the Local B&NES Planners have had a bit of a blinkered approach because it seems to me that the whole thing is driven by building contractors and obviously building contractors like Greenfield sites because there is no remedial work that needs to go on before they start building. So, in North East Somerset and in particular in Keynsham we have a number of Greenfield sites that are going to be covered in concrete, tarmac etc. As David put it looks like a lot of those people living in those houses will be travelling out of Keynsham for employment, which is totally against B&NES own climate and ecology concerns.

If David Leverton can think of getting 12,000 houses in Bath over the next 18 years, why did the B&NES planners not think of it and look at that alongside the other methods of the consideration.

RESOLVED:
To receive and note the verbal update from B&NES Councillor Matt McCabe.

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110. KEYNSHAMNOW

Amelie gave a report on behalf of KeynshamNow as follows:-

- The members had been discussing dark streets and issues of safety and a new member raised a concern regarding the alley from Ashton Way car park to Charlton Road as being particularly dark.
- Concerns were raised by a Wellsway member of KeynshamNow regarding an AI World Book Day Harry Potter display in one of the classrooms, as they thought that it was distasteful and should be taken down.
- Complaints were made about the school uniform changes at Wellsway. The new jumpers are itchy due to the material and parents were unhappy about the fact that they were not shown pictures of the uniform as part of the consultation process.
- Alternative options to the Parliament trip were being considered. Alternatives include the Welsh Parliament building and Shepton Mallet Prison.
- Two assemblies have been held at Wellsway and one at Broadlands that has resulted in four new members joining (two from Wellsway and two from Broadlands)
- KeynshamNow have still not heard from Chippenham Youth Council so Ollie will be writing a letter.
- KeynshamNow are holding a bulb planting session at the Teviot Play area on Monday 26th October at 2.00 p.m. Local residents will be invited to the bulb planting and all Councillors are welcome to join in.

Amelie was thanked for her report.

RESOLVED:
To receive and note the report from KeynshamNow.

Approval of Councillors was given to bring forward item 10.8 Teviot Play Area for consideration.

111. TEVIOT ROAD PLAY AREA

Papers detailing the outcome of the five consultations that had taken place were considered. Council were informed that the Clerk and members of KeynshamNow had met on site with the various play area contractors and that the young people had put a lot of work and dedication into receiving the point in respect of the refurbishment of the Teviot Play area.

RESOLVED:

(i) To receive and note the information.
(ii) To note that the Town Clerk and KeynshamNow members recommend supplier 2.
(iii) To approve supplier 2. The project is being funded by Sec.106 funds.

112. CHAIRMAN'S ANNOUNCEMENTS

The Chairman reported the following:

- Cllrs are reminded to either send in their infrastructure ideas, in respect of the B&NES Council Infrastructure Development Plan or to attend and bring along their ideas to the Consultation Response meeting to be held on Wednesday 28th October 2026 at 7.00 p.m. All Councillors are welcome to attend this meeting.
- That this year's Remembrance Parade is on Sunday 8th November 2026, meeting point 9.00 a.m. on the High Street by Poundland for a parade to St. John's Church at 9.15 a.m.
- That this year's Winter Festival is on Saturday 28th November 12 noon – 6.00 p.m.
- Cllrs were reminded to give themselves time to prepare and submit their responses to the Draft Local Plan – the closing date for submissions is 30th October at 5.00 p.m.
- Cllr Brennan was congratulated on becoming Vice Chair of Keynsham Music Festival Association and also appearing on National news in her capacity as a Manager of a charity shop.
- The Chair of Council gave his apologies for the next meeting.

113. QUESTIONS ON NOTICE BY MEMBERS

There were none.

114. ITEMS FOR DECISION

114.1 TERMS OF REFERENCE BUS SERVICES COMMITTEE

RESOLVED:

(i) That a recommendation be received from the Bus Services Committee that the membership without voting rights be amended to read Bus Operator(s) and not Big Lemon.

(ii) That a recommendation be received from the Bus Services Committee that the Terms of Reference point (i) be amended to read "To consider transport solutions, look at possible improvements of the K1 and K2 routes and work with WECA to resolve any issues of the same, together with introducing a K3 service, if finances permit.

(iii) That Council approve the recommendations.

114.2 TIMEOUT LEASE UPDATE

RESOLVED:

(i) To receive and note a verbal update from the Chair of Council following his meeting with B&NES Cllr Paul Roper, Cabinet Member for Economic and Cultural Sustainable Development.

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(ii) That the Clerk arranges a further meeting with B&NES Property Services and continues to negotiate the lease on terms that are favourable to the Town Council.

114.3 EVERYONE IS SAFE

RESOLVED:

(i) To receive and note the report.
(ii) That Council do not engage further with the company Everyone is Safe in respect of their proposal.

114.4 THE SMALL IDEAS' INITIATIVE - SMALL FIXES TO LIFE'S GLITCHES: HEALTH, EDUCATION, COMMUNITY & MORE

RESOLVED:
(i) To receive and note the report.
(ii) That Council promotes the small ideas initiative to the community.

114.5 CURO ALLOTMENTS OFF BATH ROAD

Obtaining a long-term lease that offers meaningful security without transferring disproportionate costs and risks to the Council was discussed. The lease to be associated ideally with a peppercorn rent, with clear arrangements for repairs, insurance, access, improvements and renewal.

It was suggested that a further meeting be held with Curo to discuss this matter further and to request that Curo fund or complete the initial infrastructure works necessary to make the allotments usable.

That ultimately, the Town Council will oversee the running of these allotments, with a properly constituted Allotment Association in place to manage the day to day running of the allotments.

RESOLVED:
(i) To receive and note the report.
(ii) That the Town Clerk arrange a further meeting with Curo.

The Town Clerk, Cllrs Biddleston, Burton and Wait to attend the meeting with Curo, as representatives of the Council.

114.6 KEYNSHAM MEMORIAL PARK – UPPER MEMORIAL PLAY AREA

RESOLVED:
(i) To receive and note the report.
(ii) That the Town Council do not wish to give a financial contribution to B&NES for the redecoration works of the play area railings and shrub maintenance within the play area.

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(iii) That Town Council have a central part in any opening event arranged for the play area.

114.7 B&NES DRAFT LOCAL PLAN REGULATION RESPONSES

The Clerk will not be submitting the Town Council's response until next week and if there are any additional points that Councillors want to be considered these can be shared and with agreement included.

RESOLVED:

(i) To receive and note the information.

(ii) That Council approve the Local Plan publication stage representation forms completed on behalf of the Council with the following addition:
That in respect of employment that the Town Clerk calculate the net deficit of employment that Keynsham has had because of the loss of Fry's, Babcocks and other larger industries within the town over the past 20 years. Also, including an additional statement that any additional employment proposals should replace housing site proposal and for the employment land not to be in addition to the proposed housing allocations for Keynsham.

(iii) That the Town Clerk submit the Town Council's response by 30th October 2026.

115. REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

A WECA meeting has confirmed that the cycle lane improvements between the town centre and Hicks Gate roundabout will go ahead. Councillors were given an update on the bridge over the River Avon (Keynsham – Willsbridge).

RESOLVED:
To receive and note, there were no reports.

116. MINUTES OF COMMITTEE MEETINGS

RESOLVED:

(i) That the Minutes previously circulated are received and noted.

(ii) That the recommendations that are not subsequent Town Council Agenda Items are approved.

117. FINANCIAL QUARTERLY REPORTS (Attached) Months 4, 5 and 6

RESOLVED:
To receive and note the reports.

118. TO NOTE AND RECEIVE UPDATES ON THE FOLLOWING DELEGATED ACTIONS TAKEN SINCE THE TOWN COUNCIL MEETING ON 15th SEPTEMBER 2026

RESOLVED:
To receive and note there were none.

119. UPDATES FROM THE RFO – SEPTEMBER 2026

RESOLVED:
To receive and note the updates from the RFO.

120. MATTERS FROM FINANCE AND POLICY COMMITTEE MEETING ON 13th OCTOBER 2026 (Draft minutes previously circulated) (Attached details of APPROVED items to be received and noted from minutes of 13th October 2026 Items 16 A-H)

RESOLVED:
To receive and note the information.

FP1. POLICIES FOR APPROVAL AND SIGNING

To receive and note the following Policies:
(i) Financial Risk and Reserves Policy.
(ii) Investment Strategy Policy.

RESOLVED:

(i) To note that the Finance and Policy Committee recommend to Council to approve the Policies with the following changes:

Financial Risk Management – paragraph 2.2 (a) change to police were fined £80,000.
Investment Strategy – paragraph 4.1 (iii) change, the amount from £85,000 to £120,000.

(ii) That Council approve the policies.

FP2. 2027/2028 DRAFT BUDGET

To receive and note the 2027/2028 draft budget and CIL report.

Councillors discussed that this draft budget needs tidying up before the proposed meeting of the Finance & Policy Committee in two weeks' time. There are funds in EMR codes that Council do not know what they have been allocated for, it is not CIL and Sec 106 budget lines are not clear/allocated correctly.

RESOLVED:
(i) To receive and note the 2027/2028 draft budget.
(ii) To note that the members of the Finance and Policy Committee will attend an extra ordinary meeting within the next 2 weeks, to go through the draft

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budget line by line and this matter will be deferred to the next Town Council meeting.

FP3. CCLA

RESOLVED:

(i) To receive and note the information regarding the transfer of funds to the CCLA account.
(ii) To note that the Finance & Policy Committee recommends that Council transfer £800,000 to the CCLA account as recommended by the Internal Auditor.
(iii) That the transfer be approved and the RFO carries out the transfer.

FP4. RIVER AVON AT KEYNSHAM

RESOLVED:
(i) To receive and note the information and summary received from River Truth.
(ii) To note that the Finance and Policy Committee recommends to Council to decline the sign up to the alert page for £15 per month.
(iii) That Council do not sign up to the alert page for £15 per month.

FP5. BANDSTAND CLEANING

RESOLVED:
(i) To receive and note the 4 quotes for the cleaning of the Bandstand canopy.
(ii) To note that the Finance and Policy Committee recommend to Council to accept quote 3 for the initial clean and not to accept the yearly clean.
(iii) That Council approves quote 3, without the additional yearly clean.

FP6. SERVER UPGRADE

RESOLVED:
(i) To receive and note the information received from SoVision.
(ii) To receive a recommendation from the Finance and Policy Committee that Council decommissions the server and migrate the system to Azure (Entra).
(iii) That Council approves the decommissioning of the server and migration of the system to Azure (Entra).

121. SCHEDULE OF INVOICES DUE FOR PAYMENT – OCTOBER 2026 (MONTH 7)

RESOLVED:
That the attached Schedule of Invoices be approved for payment and a copy be signed by the Chair of Council.

122. DATE OF NEXT MEETING

RESOLVED
To note that the date for the Town Council's next meeting is **Tuesday 17th November 2026 at 7.00 pm** in The Space, Market Walk, Keynsham.

123. EXCLUSION OF PRESS AND PUBLIC

RESOLVED:
In accordance with Standing Order 3(d) to RESOLVE that pursuant to the provision of the Public Bodies (Admission to Meetings) Act 1960, the press and public be excluded from the meeting for the following items of business by reason of the confidential nature of business to be transacted. Agenda items 20 - 22 to progress financial/budgetary issues.

124. LEASES - PLAY AREAS AND MANOR ROAD

RESOLVED:

(i) *To receive and note the report.*

(ii) *That Officers investigate this further and sound out B&NES Council in respect of transfer terms and feasibility.*

125. FUTURE OF THE OFFICE

Councillors discussed the need for more evidence e.g. are people looking for office space and is there a huge demand for meeting rooms, small theatre/market space?

A request was made for a full business plan showing income streams and expenditure in the future.

Concerns were raised that it is a lot of money to commit.

The permitted rights for the extension of Market Walk were explained.

This is infrastructure and a Public Works Loan may not be required if funding could be found from elsewhere.

Building costs were also raised.

RESOLVED:

(i) *To receive and note the report for the future of the office.*

(ii) *To receive a recommendation from the Finance and Policy Committee that Council consider the proposal.*

(iii) *That Officers investigate this matter further in respect of feasibility before Council will give the greenlight to submit an expression of interest.*

(iv) *That the current change of use be reported to enforcement.*

126. THE PADDOCK – FUTURE USES

RESOLVED:

(i) *To receive and note the report.*

(ii) *That the Town Clerk respond to the formal complaints giving all the reasons and the evidence as to the process that Council took in respect of The Paddock use.*

The meeting concluded at 9.05 p.m.

Signed: (CHAIR) ..... Date: 17/11/26