

KEYNSHAM TOWN COUNCIL

Minutes of the Planning & Development Committee meeting
held on Monday 8th June 2026 at 7.00 pm in
The Space (above Keynsham Library, Market Walk, Keynsham)

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

N ATTENDANCE: Dawn Drury (Town Clerk)

1. ELECTION OF CHAIRMAN 2026/2027

RESOLVED:

To note that Councillor C Fricker was elected as Chair of the Planning & Development Committee for the Municipal Year 2026/2027.

2. ELECTION OF VICE CHAIRMAN 2026/2027

RESOLVED:

To note that Councillor Alex Beaumont was elected as Vice Chair of the Planning & Development Committee for the Municipal Year 2026/2027.

3. MEMBERSHIP OF THE PLANNING & DEVELOPMENT COMMITTEE 2026 – 2027

Councillors Alex Beaumont, Dave Biddleston, David Brassington, Deb Cooper, Chris Davis, Clive Fricker and Andy Wait. No substitutes appointed.

RESOLVED:

To note the members of the Planning & Development Committee for the Municipal Year 2026/2027.

4. APOLOGIES FOR ABSENCE

There were none.

5. TERMS OF REFERENCE

RESOLVED:

- (i) *To receive, note and review the Terms of Reference of the Planning & Development Committee.*
- (ii) *To recommend the Terms of Reference to full Council for approval, no amendments were required.*

6. DECLARATIONS OF INTEREST

There were none.

7. DISPENSATIONS

There were none.

8. CONFIRMATION OF MINUTES

The Minutes of the Planning & Development Committee meeting held on Monday 11th May 2026 (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 26/01838/FUL Wellsway School, Chandag Road

Creation of a 3G Artificial Grass Pitch (AGP) with perimeter fencing, hardstanding areas, storage container, floodlights and an access footpath.

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.*

12.2 26/01158/FUL 23 Conway Green

Loft conversion with the installation of a side dormer.

RESOLVED:

To OBJECT to the application on the following grounds:



- *The proposed plans will make the property incongruous with other bungalows in this locality.*
- *The proposed Juliette balcony will be out of keeping and create overlooking on properties located on Evenlode Way.*
- *The proposal is out of keeping and does not contribute to the distinctiveness of homes in this area.*

The proposal is therefore not in accordance with Bath and North East Somerset Council Policies D1b and D6 of the Bath and North East Somerset adopted Placemaking Plan 2017 and Local Plan (Core Strategy) Partial Update Jan 2023.

12.3 26/01799/FUL 2 Maesbury Road

Installation of new side opening window and new Velux window to north elevation.

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.*

12.4 26/01729/PIP The Barn, Parkhouse Lane

Permission in Principle for the erection of 2no dwellings.

RESOLVED:

To SUPPORT the application in principle but Keynsham Town Council would be interested to see the full plans detailing design, material and dimensions information.

TREWORKS

12.5 26/01948/TPO 26 Charlton Road

Yew - crown reduce by 2-3m, crown lift by 4-5m to balance crown.

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. ITEM FOR INFORMATION

14.1 24/02092/FUL Former Brincliffe Nursery, Bath Road (attached)

RESOLVED:

To receive and note the application 24/02029/FUL is to go to B&NES Planning Committee on 10th June.

14.2 26/01568/PA01 Keynsham Town Council Office (attached)**RESOLVED:**

To receive and note the pre-application approval for the proposal to update the office fascias.

15. ITEMS FOR DECISION

26/P/0688/OU2 Expansion of Bristol Airport.

RESOLVED:

- (i) *That Keynsham Town Council support the PCAA by acknowledging their objection submissions to the proposed expansion plans.*
- (ii) *That the Clerk send an email to Cllr Sarah Warren (Cabinet Member for Sustainable Bath and North East Somerset) commenting that we have discussed this matter again and would be grateful if she would continue her work on this issue, including objecting to this application.*

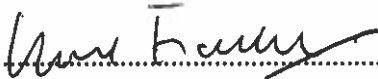
16. LIST OF OUTSTANDING PLANNING APPLICATIONS**RESOLVED:**

To receive and note the information.

17. 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 13th July 2026 at 7.00 p.m.*

The meeting finished at 7.53 p.m.

Signed: (CHAIR) 

Date: 13 July 2026