

KEYNSHAM TOWN COUNCIL

Minutes of the Planning & Development Committee meeting held on Monday 7th September 2026 at 7.00 pm in The Space, Market Walk, Keynsham.

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

IN ATTENDANCE: Dawn Drury (Town Clerk)

NOT PRESENT: D Cooper

43. APOLOGIES FOR ABSENCE

*RESOLVED:
There were none.*

44. DECLARATIONS OF INTEREST

*RESOLVED:
Cllr A Wait declared an interest in item 8.2 - 26/03069/FUL 19 Broadlands Avenue as he knows the residents.*

45. DISPENSATIONS

There were none.

46. CONFIRMATION OF MINUTES

The Minutes of the Planning & Development Committee meeting held on Monday 3rd August 2026 (previously circulated) be confirmed as a true record and signed by the Chairman.

47. PUBLIC PARTICIPATION

There were none.

48. QUESTIONS ON NOTICE BY MEMBERS

There were none.

49. SITE VISITS

There were none.

50. CONSULTATION ON PLANNING APPLICATIONS

50.1 26/02865/FUL Buddleia House, 76B Bath Hill

Erection of a new side entrance porch and installation of 1 external aircon unit.

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.

50.2 26/03069/FUL 19 Broadlands Avenue

Hip to gable and rear dormer loft conversion, single storey side extension, changes to roof at ground floor and creation of level access patio with associated works.

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.

50.3 26/03072/FUL 32 Culvers Road

Erection of 2 storey side and 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.

50.4 26/02883/LBA Victoria House, Dapps Hill

Replacement of scaffold floorboards with toughened glass to enable original Mill workings to be seen.

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.

50.5 26/02918/FUL Keynsham Health Centre, St Clements Road

Erection of 7 No. dwellings and associated landscaping, drainage and access works.

RESOLVED:

To comment only:

It has come to the attention of Keynsham Town Council that sections of the proposed site has the remains of the old Keynsham Work House within the grounds and our Council requests that this is investigated in respect of the historic relevance to the town before the plans can be given full consideration by our Council.



Keynsham Town Council also would welcome the inclusion of social affordable housing within the proposed development.

50.6 26/02961/FUL 6 The Avenue

Conversion of former care home into 6no. self-contained flats, with infill first- and second-floor rear extension and associated works.

RESOLVED:

To OBJECT to the application on the following grounds:

Keynsham Town Council has significant concerns regarding the inadequacy of parking provision associated with the proposed development. The limited availability of on-site and/or nearby parking is likely to result in additional parking demand being displaced onto surrounding residential streets.

This would place further pressure on already limited on-street parking capacity and is likely to result in increased congestion, obstructed access, and additional highway safety concerns within neighbouring streets. The Council is concerned that the application does not adequately demonstrate that sufficient parking provision can be accommodated without adversely affecting the surrounding highway network and residential amenity.

The Town Council therefore considers that the application should be refused unless adequate and appropriately located parking provision can be demonstrated, together with evidence that the development would not result in unacceptable impacts on parking capacity, traffic flow or highway safety in the surrounding area.

That the application is contrary to Policy ST7 as the parking arrangements are deemed unsatisfactory.

50.7 26/02871/M6A Millstream, Trajectus Way

Modification to the Section 106 agreement associated with planning permission 20/03152/FUL with regard to the payment trigger and spending of the Targeted Training and Recruitment Contribution.

RESOLVED:

That Keynsham Town Council has no comment in respect of this application.

50.8 26/02804/FUL 11 Wansbeck Road

Erection of two storey side and single storey rear extensions with associated works.

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.

50.9 26/03132/FUL 10 Windrush Road

Erection of rear and side single storey extension with flat roof, lantern lights, and internal alterations.

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.

TREEWORKS

50.10 26/02789/TCA Park House Station Road

T1 - Willow - Re-pollard to previous points.

RESOLVED:

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

51. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

RESOLVED:

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

52. ITEM FOR INFORMATION

52.1 25/04952/EOUT Parcel 0014 Charlton Road (attached)

RESOLVED:

To receive and note that this application has gone to B&NES Planning Committee on 2nd September 2026.

53. ITEM FOR DECISION

53.1 32 Walden Road - Stopping Up Order (attached)

RESOLVED:

That Keynsham Town Council supports, in principle, the proposed Stopping Up Order and raises no objection to the Order being progressed, subject to all necessary statutory procedures and requirements being satisfactorily completed.

54. LIST OF OUTSTANDING PLANNING APPLICATIONS

RESOLVED:

That the information be received and noted.

55. DATE OF NEXT MEETING

RESOLVED:

That the next scheduled meeting of this Committee will be held in The Space, Market Walk, Keynsham on Monday 5th October 2026 at 7.00 p.m.

The meeting finished at 7.30 p.m.

Signed: (CHAIR) Date: