KEYNSHAM TOWN COUNCIL

Minutes of the Planning & Development Committee meeting held on Monday 16th November 2026 at 7.00 pm in The Space, Market Walk, Keynsham.

PRESENT: A Beaumont, D Biddleston, D Brassington, D Cooper, C Davis and C Fricker (Chair) and Cllr A Wait

IN ATTENDANCE: Dawn Drury (Town Clerk)

81. APOLOGIES FOR ABSENCE

There were none.

82. DECLARATIONS OF INTEREST

There were none.

83. DISPENSATIONS

There were none.

84. CONFIRMATION OF MINUTES

The Minutes of the Planning & Development Committee meeting held on Monday 26th October 2026 (previously circulated) be confirmed as a true record and signed by the Chairman.

85. PUBLIC PARTICIPATION

There were no members of public present.

87. QUESTIONS ON NOTICE BY MEMBERS

There were none.

88. SITE VISITS

There were none.

89. CONSULTATION ON PLANNING APPLICATIONS

89.1 26/04227/FUL 1 Derwent Grove

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.

89.2 26/04031/FUL Keynsham Tandoori Limited, 45 High Street

Change of use of first and second floors to maisonette (class C3) – Retrospective.

RESOLVED:
To submit COMMENTS only. Keynsham Town Council would like to see supporting information in respect of noise insulation, odour mitigation, details of the extraction equipment (position in relation to the dwelling and noise generation data) and the relationship between the proposed dwelling and the commercial premise below.

Information in respect of opening hours and delivery times will assist the Town Council to access whether the application is complaint with Bath and North East Somerset Council Policy D6 (affect on the amenities of neighbours) of Bath and North East Somerset adopted Placemaking Plan 2017 and Local Plan (Core Strategy) Partial Update Jan 2023.

89.3 26/04142/OUT 1 Manor Road

Outline application for the erection of two storey dwelling with access, appearance, layout and scale considered and all other matters reserved.

RESOLVED:
To OBJECT to the application in the following grounds:

- *The scale, height and degree of the development is not acceptable within the size of the plot and therefore constitutes overdevelopment.*
- *The traffic and highways safety implications are unacceptable as the proposed parking for the dwelling will allow vehicular access across the pavement where there is a bus stop located. The location of this bus stop is essential as it is a popular pick up/drop off point for many elderly users from the Chandag Estate.*

- *Keynsham Town Council consider that the proposal is contrary with Bath and North East Somerset Council Policies D1 and ST7 of Bath and North East Somerset adopted Placemaking Plan 2017 and Local Plan (Core Strategy) Partial Update Jan 2023.*

DRAFT

89.4 PLANNING APPLICATIONS THE DELEGATED DECISION PROCESS

RESOLVED:
That the Town Clerk write to the Head of B&NES Planning Department and B&NES Corporate Engagement Team asking - "What is the purpose of the Town and Parish Councils now that the scheme of delegation in the planning decision making process has come into force"?

TREEWORKS

89.5 26/04168/TCA Talbot Inn, Bath Road

Ash Tree (Fraxinus excelsior) - reduce the overall canopy, reduce the height by approximately 2.50 metres, leaving a final overall height of approximately 10.0 metres, reduce the radial crown spread by approximately 3.0 metres, leaving a final radial spread of 6.0 m at all compass points

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

89.6 26/04134/TCA 3 The Avenue

Ash – re-pollard to previous knuckles.

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

90. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

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

91. LIST OF OUTSTANDING PLANNING APPLICATIONS

RESOLVED:
That the information be received and noted.

92. DATE OF NEXT MEETING

RESOLVED:
That the next scheduled meeting of this Committee will be held in ***The Space, Market Walk, Keynsham on Monday 14th December 2026 at 7.00 p.m.***

The meeting finished at 7.30 p.m.