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To All Members of the Planning and Development Committee: Cllrs Alex Beaumont, David Brassington, Martin Burton, Deb Cooper, Chris Davis, Clive Fricker (Chair) and Andy Wait.

c.c. Souzan Leach (formerly Alenshasy), Adrian Beaumont, Dave Biddleston, Caitlin Brennan, Edmund Cannon, Andy Halliday, Caroline Leonard and Hal MacFie.

Dear Councillor

You are invited to a meeting of the **PLANNING & DEVELOPMENT COMMITTEE** on **Monday 27th April 2026** commencing at 7.00pm in The Space, Market Walk, Keynsham.

Signed on 20th April 2026

A handwritten signature in black ink, appearing to read "Dawn Drury".

By Dawn Drury, Town Clerk

EMERGENCY EVACUATION PROCEDURE

Procedures will be presented at the start of the meeting.

Arrangements are in place for the safe evacuation of disabled people.

THIS MEETING MAY BE FILMED OR RECORDED (PLEASE REFER TO THE TOWN COUNCIL'S PROTOCOL ON THE FILMING AND RECORDING OF LOCAL COUNCIL AND COMMITTEE MEETINGS (adopted August 2014) (Updated May 2025)).

PLANNING & DEVELOPMENT COMMITTEE AGENDA 27th APRIL 2026

1. APOLOGIES FOR ABSENCE

To receive apologies for absence.

2. DECLARATIONS OF INTEREST

To receive any Declarations of Interest under Keynsham Town Council's Code of Conduct (adopted on 16th April 2019) issued in accordance with the Localism Act 2011 and The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012, SI No. 1464 and as per Standing Order 3(v).

3. DISPENSATIONS

In accordance with Standing Order 13, to consider any requests for dispensations (for disclosable pecuniary interests) prior to the item(s) being discussed, that Members may only become aware of during the meeting itself and to receive any disclosures of decisions as per item 7 of Keynsham Town Council's Dispensations Policy and Procedure Guide.

RECOMMENDATION:

To receive requests for dispensations (for disclosable pecuniary interests) prior to an individual item(s) being discussed, that Members may only become aware of during the meeting itself.

4. RECORD OF PREVIOUS MEETINGS

RECOMMENDED:

That the Minutes of the Planning & Development Committee meeting held on Monday 30th March 2026 (previously circulated) be confirmed as a true record and signed by the Chairman.

5. PUBLIC PARTICIPATION

In accordance with Standing Order 3(e)(ii), Members of the Public will have the opportunity to ask the Chairman any question concerning, or make observations upon, the business of the Council, at the start of the meeting, provided notice of the question along with the name and address of the member of public has been given to the Town Clerk at least four clear days before the meeting where possible, and in any case to the Chairman before the meeting. This also applies to all Committees of the Council.

RECOMMENDED:

That the Chairman respond to any questions/observations. If the matter is not already tabled on the Agenda, the Council may move a motion to refer the matter to be itemised on the agenda of a successive meeting, but it cannot make any decisions on any matters raised at this meeting unless considered under a further item on this particular Agenda. In accordance with Standing Order 3(e)(iii) With the agreement of the Chairman, Members of the Public may also speak on one single item detailed on the Agenda just

prior to that item being discussed, unless otherwise agreed by the Chair, or Chair of the Committee. Each person may speak for not more than two minutes, with a maximum of two speakers per item in favour and two speakers per item against or at the Chairman's discretion. To facilitate the smooth running of meetings, Members of the Public will be asked to register their interest with the Town Clerk prior to the start of the meeting.

RECOMMENDED:

To note the members of the public who are wishing to speak on a particular Agenda item immediately before that item is to be discussed at the current meeting.

6. QUESTIONS ON NOTICE BY MEMBERS

In accordance with Standing Order 3(e) (iv) a Member may ask the Chairman any question concerning the business of the Council, provided that notice of the question has been given to the Town Clerk at least 4 clear days before the meeting where possible, and in any case to the Chairman before the meeting. The Chairman must rule out of order any statement that is not a question, and no question should lead to or result in a resolution with financial or staffing considerations. The options available to the Chairman in respect of a response include deferring the matter to a future Committee, providing an answer verbally at the meeting or providing an answer in writing.

7. SITE VISITS

To determine whether the Committee would wish to undertake site visits in relation to any of the planning applications listed below; if so, to adjourn the meeting for a specified period of time to undertake site visits, in accordance with Standing Order 10 (xvi).

8. PRESENTATIONS FROM OUTSIDE ORGANISATIONS

8.1 PERSIMMON PRESENTATION – Land West OF Charlton Road 25/04952/EOUT (Parcel 0014 Charlton Road - Revised Plans)

Representatives of Persimmon Homes will present (via MS Teams) and take questions on the amendments to planning application Parcel 0014 Charlton Road.

Amendments to the Proposed Development - The principal changes to the scheme are as follows:

- Development incompatible with the HSE consultation zones has been relocated;
- The attenuation basins have been moved from the west of the Site to the east;
- The residential development has been located closer to Charlton Road;
- The vehicular access via the Charlton Road roundabout has been removed;
- The Site Location Plan has been amended, to remove an extent of adopted highway that is no longer needed due to the removal of the access via the roundabout; and

- The indicative location of the mixed-use commercial unit has been relocated to towards the entrance of the Site, the detail of which will be submitted at Reserved Matters stage.

RECOMMENDED:

To receive and note the presentation content and ask questions regarding the same.

8.2 HICKS GATE – CREST NICHOLSON

Representatives of Crest Nicholson will present (via MS Teams) and take questions on the Keynsham section of the Hicks Gate proposal.

RECOMMENDED:

To receive and note the presentation content and ask questions regarding the same.

9. CONSULTATION ON PLANNING APPLICATIONS

9.1 26/01390/OUT Haywards At The Grasmere, 22 - 24 Bath Road

Outline Application (appearance reserved) for demolition of existing rear and side extensions, change of use of existing hotel (C1) and erection of new single dwelling to create 9 residential dwellings with associated parking.

9.2 24/05029/FUL Former Brincliffe Nursery, Bath Road – Revised Plans

Full planning application for demolition of existing buildings and construction of new foodstore (Use Class E) together with associated works including parking, sub-station, access, landscaping and highway.

9.3 26/01371/FUL 5 Cadbury Road

Erection of single storey side extension and internal alternations.

9.4 25/04952/EOUT - Parcel 0014 Charlton Road - Revised Plans

Outline planning application for the development of up to 200no. residential dwellings (Use Class C3), Class E floorspace (Use Class E), open space, strategic landscaping and earthworks, surface water drainage and all other ancillary infrastructure and enabling works with access from Charlton Road. All matters reserved except for access.

9.5 26/01158/FUL 23 Conway Green

Roof height to be raised to allow erection of a loft room.

9.6 26/01208/OUT Parcel 5325 Manor Road

Outline planning application for up to 105 homes (Use Class C3), new vehicular and pedestrian access onto Manor Road, public open space, tree planting and habitat creation, site drainage and associated infrastructure, with all matters reserved except for access.

- 9.7 26/01154/CLEU Briarwood St Ladoc Road**
Erection of an incidental residential outbuilding (Certificate of Lawfulness for an Existing Use).
- 9.8 26/01053/FUL 14 Sunnymead**
Erection of single storey rear extension and new porch.
- 9.9 26/01142/FUL 1 Tiberius Road**
Erection of double storey side extension.
- 9.10 26/01082/FUL 15 Walton Close**
Erection of wooden fence. (Retrospective).
- 9.11 25/04139/FUL 5 Windrush Road**
Erection of two storey side extension.

TREWORKS

- 9.12 26/01216/TCA 8 Avon Road**
T1- Lawson Cypress, fell. T2- Spruce, fell
- 9.13 26/01319/TCA Park House, Station Road**
T1 - Yew - Cut back growth overhanging pavement/highway by up to 1m up to a maximum height of 5m.
T2 - Horse Chestnut - Fell.
T3 - Leylandii - Reduce height by up to 5m.
T4 - Reduce/cut back SW portion of lower crown by up to 3m.

10. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

Notification of the following decisions that have been received.

PERMITTED

- 10.1 26/00344/FUL 35 Bath Hill**
Single storey rear extension. (Support).
- 10.2 26/003681/FUL Chandos, 42 Chandag Road**
Erection of single storey side and rear extension, replacing the existing garage. (Support).
- 10.3 26/00748/VAR 49 Hurn Lane**
Variation of condition 3 (Plans List) of application 24/04012/FUL (Erection of first floor extension). (Support).

10.4 26/007863/FUL 4 Severus Street

Conversion of part of existing garage into playroom. (Support).

11. ITEM FOR DECISION

11.1 INFORMAL CONSULTATION – SETTLEMENT BOUNDARY REVIEW (Consultation document and email report attached)

RECOMMENDATION:

To discuss how to respond to the informal consultation. Response deadline is 12th May 2026.

11.2 Proposed Bus Gate – Hercules Way & Alexander Road (attached)

RECOMMENDATION:

To discuss whether to comment on the proposal to introduce a Bus Gate at Hercules Way and Alexander Road. Deadline 6th May 2026.

11.3 Proposed Zebra Crossings – Bath Hill & Bath Road (attached)

RECOMMENDATION:

To discuss whether to comment on the proposal to introduce Zebra Crossings at Bath Hill and Bath Road. Deadline 6th May 2026.

11.4 Prohibition of Parking – Bath Hill & Bath Road (attached)

RECOMMENDATION:

To discuss whether to comment on the proposal to prohibit parking on Bath Hill and Bath Road. Deadline 6th May 2026.

12. ITEM FOR INFORMATION

12.1 Road Closure Notice Unity Road (See attached)

RECOMMENDATION:

To receive and note the notice to close Unity Road for two weeks from 8th – 19th June 2026.

13. LIST OF OUTSTANDING PLANNING APPLICATIONS (See page 7-8)

14. DATE OF NEXT MEETING

RECOMMENDATION:

That the next scheduled meeting of this Committee will be held in **The Space, Market Walk, Keynsham on Monday 11th May 2026 at 7.00 p.m.**

PLANNING APPLICATIONS UNDETERMINED BY BATH & NORTH EAST SOMERSET COUNCIL FOR A PERIOD OF 8 WEEKS OR LONGER as of 20/04/2026.

NOTE: 8 WEEKS FOR MINOR APPLICATIONS AND 13 WEEKS FOR MAJOR APPLICATIONS

24/02029/FUL Former Brincliffe Nursery Bath Road

Demolition of existing buildings and erection of new foodstore (Use Class E) together with associated works including parking, access and landscaping (Object)

08/04/25 – Requested update from Case Officer

08/04/25 – “I am still awaiting information from the applicant to address ecology, transport and retail impact issues. I understand from recent conversations that these items are progressing, albeit slowly.”

30/06/25 – Requested update from Case Officer

01/07/25 – “I am still awaiting the revised highways modelling and retail impact assessment, I understand this will take some time to complete so we have agreed an extension of time to the end of August.”

NEW TARGET DATE OF 15/12/25

23/01/26 – Requested update from Case Officer

30/01/26 – “The applicant is continuing to undertake work in respect of the concerns raised, principally regarding potential retail, highways and ecological impacts.

I am of the view it is worth bottoming out these matters before the application goes to committee.”

25/00609/FUL 37 Charlton Park

Erection of 6 no houses following demolition of current dwelling (Object)

28/07/25 – Requested update from Case Officer

01/08/25 – “There are a number of issues that need to be resolved in order for officers to recommend support. These include trees, ecology, highways, parking and sustainable construction. So, as it stands, officers would not support the application, I have written to the agent this morning outlining what needs to be addressed and have asked how long it may take for them to put that together”

20/10/25 – Requested update from case officer

20/10/25 – “We received a landscaping plan and a drainage plan today, so you should be able to see these on the file in the next few days. The main sticking point at the moment is in relation to Biodiversity Net Gain (BNG).”

08/12/25 – Requested update from Case Officer

23/01/26 – Requested update from Case Officer

17/02/26 – Requested update from Case Officer

18/02/26 – “No update really I’m afraid, still dealing with drainage and ecology. I have just uploaded new drainage information from the applicant, will now re-consult drainage officers.”

25/04604/FUL 3 Kelston Road

Erection of 1no 4 bed dwelling house in place of existing garage. (Object)

12/03/26 – Requested update from case officer.

18/03/26 – Requested update from case officer.

18/03/26 – “The applicant is working on a number of changes which may take a while. This includes the need to submit additional surveys and also changing the design of the house. Once that’s all been done it will be online and we will re-consult you.”

25/04952/EOUT Parcel 0014 Charlton Road

Outline planning application for the development of up to 200no. residential dwellings (Use Class C3), Class E floorspace (Use Class E), open space, strategic landscaping and earthworks, surface water drainage and all other ancillary infrastructure and enabling works with access from Charlton Road. All matters reserved except for access. (Object)

Target date 12/06/26