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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 11<sup>th</sup> May 2026** commencing at 7.00pm in The Space, Market Walk, Keynsham.

Signed on 4<sup>th</sup> May 2026

A handwritten signature in black ink, appearing to read "Dawn", enclosed within a simple black oval outline.

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.

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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 11<sup>th</sup> MAY 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 16<sup>th</sup> 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 27<sup>th</sup> April 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. CONSULTATION ON PLANNING APPLICATIONS**

### **8.1 26/01461/FUL Flat 11 High Street**

Replacement of existing sash windows to a flat.

### **8.2 26/01669/AR 40A High Street**

Consent to display 1No. Replacement internally illuminated fascia sign and 1No. Non illuminated glazing graphic.

### **8.3 26/01625/VAR Treetops Nursing Home, St Clements Road**

Variation of condition 23 (Plans List) of application 23/03390/OUT (Outline planning application for demolition of existing care home and erection of 2no. three-storey buildings comprising 36no. self-contained flats (Use Class C3), with matters of Access Layout, Scale, and Appearance to be determined).

### **8.4 26/01583/M6A 26 Vandyck Avenue**

To amend for inclusion of acceptable MEC for our lenders purposes to properties 26-50 Vandyck Avenue.

## **9. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL**

Notification of the following decisions that have been received.

### **PERMITTED**

#### **9.1 26/00928/FUL 15 Hurn Lane**

Vertically extend existing single storey rear extension, and install flat roof with glazed lantern. (Support).

#### **9.2 26/00992/FUL 19 Lockingwell Road**

Erection of single storey rear extension. (Support).

#### **9.3 25/04139/FUL 5 Windrush Road**

Erection of two storey side extension. (Support).

#### **9.4 26/00807/FUL 22 Orwell Drive**

Erection of single storey front, side and rear extensions. (Support).

### **NO OBJECTION**

#### **9.5 26/01216/TCA 8 Avon Road**

T1- Lawson Cypress, fell. T2- Spruce, fell. (Noted).

## **10. ITEM FOR DECISION**

### **10.1 Preliminary Consultation – Speed Limit Order (attached)**

#### **A4175 Durley Hill**

RECOMMENDATION:

To confirm whether to comment on this preliminary consultation. Deadline 15<sup>th</sup> May 2026

## **11. LIST OF OUTSTANDING PLANNING APPLICATIONS (See page 5-6)**

## **12. DATE OF NEXT MEETING**

RECOMMENDATION:

That the next scheduled meeting of this Committee will be held in **The Space, Market Walk, Keynsham on Monday 8<sup>th</sup> June 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 04/05/2026.**

**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*