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To All Members of the Planning and Development Committee: Cllrs Alex Beaumont, Dave Biddleston, David Brassington, Deb Cooper, Chris Davis, Clive Fricker and Andy Wait.

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

Dear Councillor

You are invited to a meeting of the **PLANNING & DEVELOPMENT COMMITTEE** on **Monday 8th June 2026** commencing at 7.00pm in The Space, Market Walk, Keynsham.

Signed on 1st June 2026

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

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 8th June 2026

1. ELECTION OF CHAIRMAN 2026/2027

RECOMMENDED:

To elect a Chair of the Planning & Development Committee for the Municipal Year 2026/2027.

2. ELECTION OF VICE CHAIRMAN 2026/2027

RECOMMENDED:

To elect a 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.

RECOMMENDED:

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

4. APOLOGIES FOR ABSENCE

To receive apologies for absence.

5. TERMS OF REFERENCE

RECOMMENDED:

- (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.*

NAME OF COMMITTEE	PLANNING & DEVELOPMENT Committee
MEMBERSHIP WITH VOTING RIGHTS	7 members of the Town Council
FUNCTIONS	<p>(i) Receive planning applications and related matters; consider comments and forward decisions, observations and comments to Bath & N.E. Somerset Council and/or any other appropriate authority.</p> <p>(ii) To make observations/comments on planning policies and detailed local plans appropriate to the Town and make recommendations to the full Town Council.</p> <p>(iii) To make observations/comments on tree preservation orders and listed building consents.</p> <p>(iv) To deal with all matters relating to the creation, diversion and closure of public rights of way and open green spaces.</p> <p>(v) To comment on Traffic Orders to B&NES Council on Traffic Management matters.</p> <p>(vi) Comment on license applications.</p> <p>(vii) Nominate speaker(s) to represent the Town Council at B&NES Council planning meetings/committees.</p>
DELEGATED POWERS	The Planning Committee are authorised to make decisions on behalf of Keynsham. Town Council with regard to all functions.
REFERRED BUSINESS	<p>To consider and make recommendations to the Town Council on the following matters -</p> <ul style="list-style-type: none"> • To make observations/comments on the Core Strategy, planning policies and detailed local plans appropriate to the Town.
QUORUM	3 members of the Planning Committee
FREQUENCY OF MEETINGS	Every 3 weeks

6. 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).

7. 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.

8. RECORD OF PREVIOUS MEETINGS

RECOMMENDED:

That 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

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.

10. 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.

11. 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).

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.

12.2 26/01158/FUL 23 Conway Green

Loft conversion with the installation of a side dormer.

12.3 26/01799/FUL 2 Maesbury Road

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

12.4 26/01729/PIP The Barn, Parkhouse Lane

Permission in Principle for the erection of 2no dwellings.

TREWORKS

12.5 26/01948/TPO 26 Charlton Road

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

13. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

Notification of the following decisions that have been received.

PERMITTED

- 13.1 26/01371/FUL 5 Cadbury Road**
Erection of single storey side extension and internal alterations. (Support).
- 13.2 26/01064/VAR 12 Severn Way**
Variation of condition 4 (Plans List (Compliance) of application 25/02642/FUL (Erection of 4 new bedroom self-build dwelling an associated works). (Support).
- 13.3 26/01053/FUL 14 Sunnymead**
Erection of single storey rear extension and new porch. (Support).
- 13.4 26/00848/FUL 134 Wellsway**
Roof enlargement with installation of front and rear dormers. (Support).

LAWFUL

- 13.5 26/01154/CLEU Briarwood, St Ladoc Road**
Erection of an incidental residential outbuilding (Certificate of Lawfulness for an Existing Use). (Noted).

REFUSE

- 13.6 26/01142/FUL 1 Tiberius Road**
Erection of double storey side extension. (Object).

14. FOR INFORMATION

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

RECOMMENDATION:

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)**

RECOMMENDATION:

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

- 14.3 TRAFFIC REGULATION ORDER CONSULTATION ON PARKING CHARGES, 2026-27 (Report attached)**

RECOMMENDATION:

To receive and note the TRO Consultation information on Parking Charges 2026 - 2027

15. 26/P/0688/OU2 Expansion of Bristol Airport (Report Attached).

RECOMMENDATION:

To decide whether Keynsham Town Council wish to comment on the application. Deadline for comments is 28th June.

16. LIST OF OUTSTANDING PLANNING APPLICATIONS (See page 8-9)

17. DATE OF NEXT MEETING

RECOMMENDATION:

That the next scheduled meeting of this Committee will be held in **The Space, Market Walk, Keynsham on Monday 13th July 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 01/06/2026.

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