



Dawn Drury – Town Clerk  
15-17 Temple Street,  
Keynsham, Bristol BS31 1HF  
Office telephone: 0117 9868683  
E-mail: [townclerk@keynsham-gov.uk](mailto:townclerk@keynsham-gov.uk)  
[www.keynsham-tc.gov.uk](http://www.keynsham-tc.gov.uk)

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. Cllrs 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 13<sup>th</sup> July 2026** commencing at 7.00pm in MakeSpace, Riverside Terrace, Keynsham.

Signed on 6<sup>th</sup> July 2026

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

By Dawn Drury, Town Clerk

#### **EMERGENCY EVACUATION PROCEDURE**

When the continuous alarm sounds, you must evacuate the building by the exit and proceed to the assembly point: Grassed area past St. Cadoc House, Temple Street.

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 13<sup>th</sup> JULY 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 8<sup>th</sup> June 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 26/02287/FUL 113 Chandag Road**

Garage Conversion.

**8.2 26/01944/FUL 53 Charlton Road**

Proposed dropped kerb.

**8.3 26/02195/RES Oakleaze Farm, Stockwood Lane**

Approval of reserved matters for appearance, scale and landscaping in relation to outline application 25/03036/OUT for erection of rural workers dwelling.

**TREWORKS**

**8.4 26/02118/TPO 67 Bristol Road**

T1 – Western Red Cedar (*Thuja plicata*) crown lift where it encroaches over no. 67 to approximately 3m and cut back from the overhead cables to provide approximately 0.5m clearance and remove deadwood over the driveway.

**8.5 26/02338/TCA Alfred Court, Dapps Hill**

Cherry T6 – fell.

**8.6 26/02095/TPO Keynsham Railway Station, Station Road**

Fell 8no. trees to remove the risk of limb failure over any public areas, as per tree survey report.

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

Notification of the following decisions that have been received.

**PERMITTED**

**9.1 26/01158/FUL 23 Conway Green**

Loft conversion with the installation of a side dormer. (Object)

**9.2 26/01461/FUL Flat 11 High Street**

Replacement of existing sash windows to a flat. (Support)

**9.3 26/01082/FUL 15 Walton Close**

Erection of wooden fence. (Retrospective). (Object).

**CONSENT**

**9.4 26/01669/AR 40A High Street**

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

**10. ITEM FOR DECISION**

**10.1 Curo Breach Report: Hedgerow removal in Keynsham during bird nesting season (Attached)**

RECOMMENDATION:

To receive and note the information.

**11. ITEM FOR INFORMATION**

**11.1 APPEAL REF: 6003872 and 6003873 Pavement o/s 62 High Street (Attached)**

RECOMMENDATION:

- i) To receive and note Appeal A is dismissed.
- ii) To receive and note Appeal B is dismissed.

**11.2 26/00538/REG03 Charlton House Care Home, Hawthorns Lane (Attached)**

RECOMMENDATION:

To receive and note notification that this application will be considered by the B&NES Planning Committee on 8<sup>th</sup> July 2026 at 10am.

**11.3 26/00498/LBA 2 Uplands Farm Barns, Wellsway (Attached)**

RECOMMENDATION:

To receive and note notification that this application will be considered by the B&NES Planning Committee on 8<sup>th</sup> July 2026 at 10am

**11.4 26/2127/FUL 89 St Francis Road**

Conversion of loft area to bedrooms. Insertion of 2 x dormers to roof and 4 x roof lights to roof.

RECOMMENDATION:

To receive and note that this application has been permitted prior to being discussed by this Committee.

**12. LIST OF OUTSTANDING PLANNING APPLICATIONS (See page 6-7)**

**13. DATE OF NEXT MEETING**

RECOMMENDATION:

That the next scheduled meeting of this Committee will be held in **MakeSpace, Riverside Terrace, Keynsham on Monday 3<sup>rd</sup> August 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 06/07/2026.**

**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.”*

*18/06/26 – Requested update from Case Officer*

**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*

*18/06/26 – New target set of 07/08/26*

### **26/00498/LBA 2 Uplands Farm Barns, Wellsway**

External alterations for the replacement of roof tiles and associated works at nos. 2 and 3 Upland Farm Barns. (Support)

### **26/00441/FUL 6 Uplands Farm Barns, Wellsway**

Erection of a porch over the front door. (Support)

*Target date 19/07/26*