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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. 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 3rd August 2026** commencing at 7.00pm in MakeSpace, Riverside Terrace, Keynsham.

Signed on 27th July 2026

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 3rd AUGUST 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 13th July 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 26/02508/EOUT Parcel 8600 Bath Road

Outline application for proposed residential development including affordable housing, open space, associated infrastructure and vehicular access from Bath Road, with all matters reserved apart from means of access.

8.2 26/02517/FUL 1 Broadlands Avenue

Change of use from C3 (Residential) to C2 (Childrens Home)

8.3 26/02094/FUL Jewson, Broadmead Lane

Demolition of existing buildings and the construction of a new food store (Class E) with associated parking, landscaping, drainage and servicing.

8.4 26/02674/FUL 5 Dryleaze

Erection of a part two-storey and part single-storey rear extension, together with associated internal alterations and alterations to the rear window and door openings, to provide an enlarged kitchen/dining area, utility room, ground-floor WC, additional first-floor bedroom and ensuite shower room.

8.5 26/02516/FUL 26 Lulworth Road

Change of use from C3 to C2 (children's home)

8.6 26/01700/OUT Parcel 8966, Manor Road, Saltford

Outline planning application with all matters reserved except access, for residential development, creation of a new vehicular access with footways and cycleways from Manor Road, provision of informal and formal open space, together with associated highways works, landscaping, earthworks and level changes, foul and surface water drainage infrastructure, utilities provision and other associated and necessary infrastructure.

8.7 26/02537/EOUT Parcel 8989 Staunton Lane

Outline planning application for a phased development comprising a mixture of market and affordable housing (Use Class C3), which could include retirement/extra care accommodation (Use Class C2/C3); a flexible mixed use community hub / local centre (including potentially Use Classes E, F1 and F2) and limited sui generis uses comprising hot food takeaway and/or a public house, wine bar, or drinking establishment; land for a primary school and potential children's nursery (Use Classes E and F1); demolition; green infrastructure; walking and cycling routes; formal and informal public open space; drainage infrastructure; and other associated works and infrastructure, including utilities and highways works. All matters reserved except for details of the main vehicular accesses

8.8 26/02494/FUL 185 Wellsway

Erection of a two-storey front extension, single storey rear extension and replacement roof.

TREEWORKS

8.9 26/02705/TCA 1 Back Lane

T1 Walnut - Crown reduce to previous reduction points approx. 2 m

8.10 26/02750/TCA Detached Gardens, Dapps Hill

Bay Tree (laurel nobilis) (T1) - reduction in width and height by 1.5m as close proximity to sign. (Noted)

8.11 26/02724/TPO Independent Vetcare, The Chocolate Factory, Traversus

See tree works specification(attached)

8.12 26/02654/TPO 73 to 93 Trajectus Way

1x Platanus x hispanica - crown lift to 3m over car parking spaces.

9. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

Notification of the following decisions that have been received.

PERMITTED

9.1 26/01944/FUL 53 Charlton Road

Proposed dropped kerb (Support)

- 9.2 26/00538/REG03 Charlton House Care Home, Hawthorns Lane**
Change of use of an existing care home to proposed special education needs and disabilities school and two children's care homes alongside associated alterations and landscaping (Support)

- 9.3 26/01799/FUL 2 Maesbury Road**
Installation of new side opening window and new Velux window to north elevation. (Support)

- 9.4 26/00441/FUL 6 Uplands Farm Barns, Wellsway**
Erection of a porch over the front door. (Support)

CONSENT

- 9.5 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. (Noted)

- 9.6 26/01948/TPO 26 Charlton Road**
Yew - crown reduce by 2-3m, crown lift by 4-5m to balance crown (Noted)

- 9.7 26/02095/TPO Keynsham Railway Station, Station Road**
Fell 8 no. trees to remove the risk of limb failure over any public areas, as per tree survey report (Noted)

NO OBJECTION

- 9.8 26/02338/TCA Alfred Court Dappts Hill**
Cherry T6 – fell (Noted)

REFUSED

- 9.9 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)

10. ITEM FOR INFORMATION

- 10.1 TTRO EXTENSION (attached)**

RECOMMENDATION:

To receive and note the extension to close the footpath public footpath BA27/75, Bath Hill until 21st September.

- 10.2 LETTER TO RESIDENTS RE B3116 & BROADMEAD ROUNDABOUT (attached)**

RECOMMENDATION:

To receive and note the letter that has been sent to residents in the vicinity of the B3116 and Broadmead Roundabout.

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

12. DATE OF NEXT MEETING

RECOMMENDATION:

That the next scheduled meeting of this Committee will be held in **MakeSpace, Riverside Terrace, Keynsham on Monday 7th September 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 27/07/2026.

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