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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 5th October 2026 commencing at 7.00pm** in The Space, above Keynsham Library, Market Walk, Keynsham.

Signed on 28th September 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 5th OCTOBER 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 7th September 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 26/03406/AR Esso Service Station Bath Road

Display of 1 no internally illuminated static D6 digital sign

8.2 26/03453/OUT Devonport House, Durley Park

Outline planning application for up to 55 dwellings and associated infrastructure including access improvements, with all matters reserved except for access.

8.3 26/03294/CDCOU 53 High Street

Prior Approval request for (Class MA) for a proposed change of use of upper floors of from financial services Use Class E(c)(i)) to 5no. self-contained flats (Use Class C3)

8.4 26/03292/FUL 53 High Street

Installation of 6no. conservation rooflights and erection of bike store and 5no. Sheffield stands.

8.5 26/03433/FUL 5 Westfield Close

Erection of single storey rear extension following demolition of existing conservatory.

TREWORKS

8.6 26/03366/TPO Ground Floor Offices, Wessex House, Pixash Lane

Popular T5 – fell. Popular T6 – fell. Popular T7 – fell.
Popular T8 – fell.

9. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

Notification of the following decisions that have been received.

PERMITTED

9.1 26/03069/FUL 19 Broadlands Avenue

Hip to gable and rear dormer loft conversion, single storey side extension, changes to roof at ground floor and creation of level access patio with associated works.
(Support)

9.2 26/02865/FUL Buddleia House, 76b Bath Road

Erection of a new side entrance porch and installation of 1 external aircon unit.
(Support)

9.3 26/03072/FUL 32 Culvers Road

Erection of 2 storey side and single storey rear extension (Support)

9.4 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. (Support)

9.5 25/04604/FUL 3 Kelston Road

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

9.6 26/01625/VAR Treetops Nursing Home, St Clement's 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.) (Noted)

9.7 26/02804/FUL 11 Wansbeck Road

Erection of two storey side and single storey rear extensions with associated works.
(Support)

9.8 26/03132/FUL 10 Windrush Road

Erection of rear and side single storey extension with flat roof, lantern lights, and internal alterations. (Support)

NO OBJECTION

9.9 26/02789/TCA Park House Station Road

T1 – Willow – Re-Pollard to previous points. (Noted)

CONSENT

9.10 26/02724/TPO Independent Vetcare The Chocolate Factory Via Traversus

Treeworks as detailed in document “TREE WORKS SPECIFICATION AND TREE IDENTIFICATION” (Noted)

REFUSED

9.11 26/01714/FUL 32 Windrush Road

Change from flat roof to mono-pitched roof on existing dormer in order to install solar panels (Support)

10. ITEM FOR INFORMATION

10.1 SPEED LIMIT – NOTICE OF MAKING. 26-033 Durley Hill (attached)

RECOMMENDATION:

To receive and note the notice of making 30mph speed limit on the approach to the mini roundabout at the Durley Hill, Bristol Road and Old Bristol Road junction, to a point approximately 70m south of Hicks Gate roundabout.

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

12. DATE OF NEXT MEETING

RECOMMENDATION:

That the next scheduled meeting of this Committee will be held in **The Space, above Keynsham Library, Market Walk, Keynsham on Monday 26th October 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 28/09/2026.

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

22/06/26 – “I am still waiting for an update from our ecologist I’m afraid. As soon as these revised comments are ready, they will be online.”

01/09/26 – Requested update from case officer

01/09/26 – “They are now going to try and address/overcome some of the issues raised by our ecologist (their latest comments).”

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

01/08/26 – New target set of 02/09/26

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. (Object)

03/09/26 – Requested update from case officer

03/09/26: “No decision has been made on the application as of yet and there are ecology and highway matters that the applicant is currently seeking to address.”

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. (Comment)

03/09/26 – Requested update from case officer

03/09/26 – “We are waiting for it to be withdrawn. It’s not possible to submit a change of use under an outline application. It’s my understanding this one will be withdrawn soon, once the full application has come in.”