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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 16th November 2026 commencing at 7.00pm in The Space, above Keynsham Library, Market Walk, Keynsham.**

Signed on 9th November 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).

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 26th October 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 26/04227/FUL 1 Derwent Grove

Erection of single storey rear extension.

8.2 26/04031/FUL Keynsham Tandoori Limited, 45 High Street

Change of use of first and second floors to maisonette (class C3) – Retrospective.

8.3 26/04142/OUT 1 Manor Road

Outline application for the erection of two storey dwelling with access, appearance, layout and scale considered and all other matters reserved.

TREEWORKS

8.4 26/04168/TCA Talbot Inn, Bath Road

Ash Tree (Fraxinus excelsior) - reduce the overall canopy, reduce the height by approximately 2.50 metres, leaving a final overall height of approximately 10.0 metres, reduce the radial crown spread by approximately 3.0 metres, leaving a final radial spread of 6.0 m at all compass points.

8.5 26/04134/TCA 3 The Avenue

Ash – re-pollard to previous knuckles.

9. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

Notification of the following decisions that have been received.

PERMITTED

9.1 26/03406/AR Esso Service Station, Bath Road

Display of 1 no internally illuminated static D6 digital sign. (Support).

9.2 26/02517/FUL 1 Broadlands Avenue

Change of use from C3 (Residential) to C2 (childrens home). (Object).

9.3 26/03292/FUL 53 High Street

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

9.4 26/02516/FUL 26 Lulworth Road

Change of use from C3 to C2 (childrens home). (Object).

9.5 26/03433/FUL 5 Westfield Close

Erection of single storey rear extension following demolition of existing conservatory. (Support).

APPROVED

9.6 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). (Object).

CONSENT

9.7 26/03366/TPO Ground Floor Offices, Wessex House

Poplar T5 – fell. Poplar T6 – fell. Poplar T7 – fell. Poplar T8 – fell. (Noted)

10. LIST OF OUTSTANDING PLANNING APPLICATIONS (See page 5-6)

11. 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 14th December 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 19/10/2026.
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."
09/11/26 – Requested update from Case Officer

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

07/10/26 – Requested update from case officer

07/10/26 – "This was permitted by Planning Committee in September, and we are currently working on drafting the S106 agreement with the developer. I am hoping a decision will be issued this side of Christmas."

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."

26/01729/PIP The Barn, Parkhouse Lane

Permission in Principle for the erection of 2no dwellings. (Support)

02/10/26 – Requested update from Case Officer

05/10/26 – "This has been delayed for capacity reasons. I'm visiting the site this week so we should be able to process the case within the next few weeks."