

KEYNSHAM TOWN COUNCIL

Minutes of the Planning & Development Committee meeting
held on Monday 27th April 2026 at 7.00 pm in
The Space (above Keynsham Library, Market Walk, Keynsham)

PRESENT: Cllrs D Brassington, D Cooper, C Davis, C Fricker and A Wait

IN ATTENDANCE: Dawn Drury (Town Clerk)

Cllr Andy Halliday (observer)

169. APOLOGIES FOR ABSENCE

RESOLVED:

Apologies were received and noted from Cllr A Beaumont and M Burton.

170. DECLARATIONS OF INTEREST

There were none.

171. DISPENSATIONS

There were none.

172. CONFIRMATION OF MINUTES

The Minutes of the Planning & Development Committee meeting held on Monday 30th March 2026 (previously circulated) be confirmed as a true record and signed by the Chairman.

173. PUBLIC PARTICIPATION

There were none.

174. QUESTIONS ON NOTICE BY MEMBERS

There were none.

175. SITE VISITS

There were none.

176. PRESENTATIONS FROM OUTSIDE ORGANISATIONS

176.1 PERSIMMON PRESENTATION – Land West OF Charlton Road 25/04952/EOUT (Parcel 0014 Charlton Road - Revised Plans)

A presentation was given by representatives of Persimmon homes on the revised plans for the proposed site for Land West of Charlton Road 25/04952/EOUT (Parcel 0014 Charlton Road).

Following the presentation Councillors asked questions as follows:

- Q. When would it be anticipated that the site would be commenced and completed by?
- A. The site is being purchased under an option agreement which is reserved until the end of the summer. It is hoped that permission would be granted by the end of this year with the commencement of the development early 2027.
- Q. It is confusing as to why plans such as this are coming forward so soon, when the Local Plan will not be approved by Central Government until probably summer 2027? I would prefer it if there was collaboratively working between all developers proposing to build in or near this location as currently there are very few community facilities. By working together plans for better new community facilities can be considered jointly between the developers rather than building just the odd shop.
- A. Persimmon are actively choosing to work closely with the planning officer and team in B&NES Council to make sure that we are picking up facility requirements to fit with the size of our development. Larger developments will incorporate and cover the needs of the local community such as school place provision. The current Government have amended the housing requirement numbers and the five-year housing supply and we need to work with B&NES to help them meet these housing targets. We are also above 45% policy compliant for affordable housing. We are fully aware of B&NES' affordable housing waiting list and understand that there are over 5,500 needing homes. It is a balancing act between the Local Plan which is several years away and B&NES needing to top up their 5 year supply in order to have a more robust position, Persimmon being able to provide the type of housing and mix that B&NES need, but also ensuring that we are in conversation with Bloor and Barrett to make sure that nothing is overlooked e.g. active travel, pedestrian connections, youth service provision. We are not running this as a piecemeal development. The placemaking and design of this proposed site will not take a back seat.
- Q. Because you are choosing not to follow the B&NES Local Plan for development as a whole is it your intention to put a planning application into the B&NES Planning Committee to get approval and when would you expect to that?

- A. An Outline Planning application was submitted to B&NES Council in December 2025, all matters reserved except access. Hopefully this application will go to B&NES Committee in June 2026. All matters in respect of design, placemaking and landscaping will be considered by B&NES' Officer and consultees.
- Q. In respect of concerns raised regarding traffic and highways safety how will the management of construction deliveries be controlled.
- A. As part of the standard planning condition that B&NES will impose on us, we will have to get a Construction Management Plan signed off which will include the level of deliveries permitted and the times that materials and equipment may be delivered to site, plus the route to site details. We have undertaken a transport assessment plan that will be available to view (detailing volumes not above B&NES 10% uplift on the current road system and risks are within the parameters). CIL from the development will be used for infrastructure improvements in the authority, together with primary and secondary school places. We know that there is a market for homes for young people/families to get on the housing market and that is why our home prices are at the affordable end.
- Q. Is this your only site in the Keynsham and Saltford area?
- A. We personally do not have any control of any other sites.

RESOLVED:

To receive, note the presentation and questions and answers recorded.

176.2 HICKS GATE – CREST NICHOLSON

A presentation was given by representatives of Crest Nicholson on the plans for the proposed site for Hicks Gate (within the Keynsham boundary) north of the A4.

Crest Nicholson are working within the framework produced so far by B&NES Council and the work that WECA have been undertaking, including transport and infrastructure requirements in the location. Others (such as Bellway Homes) are also promoting land in this area, within the Bristol locality. We are waiting for the Reg. 19 plan to be taken to B&NES Cabinet in June 2026, following consultation, this will then be submitted for examination before the end of the year. This is the process that we have been engaging with, talking to B&NES Officers and the Policy Team and we have had a pre-application enquiry with B&NES earlier this year. We are awaiting from B&NES a formal letter with feedback on the Crest Nicholson proposals. The site plan was explained, and it was pointed out that much of the linkages feed back into Brislington and Bristol. We have been closely looking as to how the transport plans will feed into the WECA plans. There will be a single point of access that matches what B&NES Local Plan Option for the site detailed. This also matches WECA's plans, leading into the spine road. The site will have green corridors, for cycle and pedestrian routes some connecting with existing cycle routes. There will be a lot of drainage and attenuation works undertaken, as marked on the plan to make sure the

drainage is managed adequately. Positioning of open spaces and play areas are detailed on the plan. Green buffers will be placed in specific areas of the site.

The application is being worked on and is not yet with B&NES. It is intended to submit it to B&NES in the next couple of months

Following the presentation Councillors asked questions as follows:

Q. How will the access to the site be gained if travelling from Keynsham?

A. This will be a signalised access (traffic lights) that matches both B&NES and WECA's plans. Access to all proposed sites, including the moving of the Park & Ride, will mean that joined up thinking for these accesses will need up front planning by all involved (BCC, B&NES and WECA).

Q. How many properties will be built on the whole of the Hicks Gate site?

A. Our site is not totally quantified at this stage but will be in the region of 550 and the wider area the emerging plans has recorded the number as being a maximum of 2500.

Q. How many of the 2500 homes will be in the B&NES.

A. It is difficult to say on the Crest Land there is a small pocket there. The number that B&NES have put into their plan looks optimistic which could create a high density. It is expected that the final figure could be lower than that quoted.

Q. Hicks Gate was never meant to be the terminus of the ring road, and it was meant to go up through Stockwood to join up with the A37 in Whitchurch is that never going to be revitalised?

A. WECA are doing a lot of work on strategic transport and that work is not coming forward under funder proposals and no plans that I have seen include the connecting up of the ring road.

Q. Concerns regarding the removal of the Park & Ride were raised.

A. It is intending that the Park & Ride is to be relocated near to the roundabout, providing more spaces, including a bus terminus and station and freeing up the road system through Brislington.

RESOLVED:

To receive and note the presentation, questions and answers recorded.

177. CONSULTATION ON PLANNING APPLICATIONS

177.1 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.

RESOLVED:

To COMMENT only to the application – Keynsham Town Council comment that the loss of this hotel will be detrimental to the town of Keynsham. Leaving only one hotel for this ever-expanding town, especially to the east which has borne the brunt of substantial development. Not only the hotel provision but the community asset of a local restaurant will be lost.

177.2 24/02029/FUL Former Brincliffe Nursery, Bath Road – Revised Plans

Full planning application for demolition of existing buildings and construction of new foodstore (Use Class E) together with associated works including parking, sub-station, access, landscaping and highway.

RESOLVED:

That Keynsham Town Council reiterates its comments and concerns submitted on 16th December 2025, including its concerns regarding the suitability of the location.

177.3 26/01371/FUL 5 Cadbury Road

Erection of single storey side extension and internal alternations.

RESOLVED:

*To SUPPORT the application - There are no planning reasons to object to this application:
- Keynsham Town Council consider that the proposal is in accordance with Bath and North East Somerset Council Policies D1 – D6 of Bath and North East Somerset adopted Placemaking Plan 2017 and Local Plan (Core Strategy) Partial Update Jan 2023.*

177.4 25/04952/EOUT - Parcel 0014 Charlton Road - Revised Plans

Outline planning application for the development of up to 200 no. 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.

RESOLVED:

To OBJECT to the outline planning application for Parcel 0014 Charlton Road on the following grounds:

Keynsham Town Council reiterates its objections to this planning application. The Council considers the proposal to be inappropriate, excessive in scale, and entirely out of keeping with the character of the area. It represents an unacceptable form of overdevelopment

on a greenfield site and would result in the unnecessary loss of valued open land, causing lasting harm to the local environment and to the amenity of existing residents.

- *Principle of development and loss of greenfield land - The proposal would result in the permanent loss of greenfield land which currently provides environmental, landscape, and drainage benefits. The Town Council considers that the scale and nature of the development is unjustified and unsustainable in this location and would fundamentally alter the character of the area to the detriment of the local community.*
- *Concerns are still raised in respect of drainage, surface water and sewerage infrastructure. The application site currently acts as a natural soakaway for rainwater. The introduction of housing, roads, and extensive areas of hardstanding would significantly increase surface water runoff and place additional pressure on an already inadequate drainage network.*

In addition, the Town Council notes that sewage and wastewater systems serving adjacent developments have yet to be adopted due to sub-standard construction. A full and comprehensive assessment of foul sewer capacity is required to ensure that similar problems do not arise again and that the existing network can safely accommodate the proposed development.

- *Traffic generation, congestion and Highway Safety – Concerns are still raised in respect of the generation of a significant increase in vehicle movements, potentially in the region of 400–600 additional trips per day. This would lead to peak-hour congestion on Charlton Road, which is already heavily trafficked, together with increased queuing at local junctions.*

There is also a clear risk of “rat-running” through nearby residential streets as drivers seek to avoid congestion, resulting in additional safety and amenity impacts for existing residents.

- *The amended access still creates concerns in respect of junction safety - Key junctions in the vicinity of the site are already operating close to capacity. The additional traffic generated by this development would exacerbate existing problems and increase the risk of collisions. The application needs to demonstrate that the local highway network can safely accommodate the proposed level of development.*
- *Impact on schools, healthcare and community facilities, the Town Council is particularly concerned that there are no pedestrian crossing facilities in the vicinity of the proposed site, placing children and other vulnerable road users at increased risk. Currently, residents of other nearby estates are reporting that it takes between 5 – 10 minutes to cross the Charlton Road safely to get to the bus stop. To access immediate amenities (shops) on Longmeadow Road would mean homeowners on this proposed development would have similar issues.*

- *Public transport and sustainability -The site is poorly served by public transport, with infrequent and poorly connected bus services. As a result, the development would be heavily car dependent. This undermines any claims of sustainable transport and would place further pressure on the local highway network. It is important to review WECA's plans for the K1 bus service, after the assessment period at the end of July, if this is to be relied upon as a method of transport in this application.*
- *Ecology and Biodiversity - The proposal would result in the permanent loss of wildlife habitats and biodiversity, further undermining the sustainability of the development and conflicting with environmental objectives.*

Cumulative Impact

The Town Council is concerned that the application fails to adequately assess the cumulative impact of this proposal in combination with other existing or potential developments in the area. Piecemeal mitigation would not address the wider stress on infrastructure, services, and the highway network.

The Council considers that this site should only be assessed in conjunction with other sites that may come forward as part of the emerging Local Plan options, at which point the full impact of development within Keynsham South can be properly considered as a whole.

The Town Council notes the advice of the Health and Safety Executive (HSE) regarding the possible risk of harm to people arising from major pipelines in proximity to the site.

The Town Council supports the condition raised by the Public Rights of Way Team of Bath and North East Somerset Council in respect of public footpath BA27/13, requiring that there be no adverse effect on the surface, gradient, line, or width of the footpath during or after construction, and that any damage must be fully rectified.

The Town Council supports the condition raised by B&NES Education Services in relation to early years provision, addressing the existing shortfall of places in Keynsham and the lack of nurseries and schools within walking distance of the site.

The Town Council also supports the comments from Greener Places that the developer must meet the minimum on-site public open space requirement for the proposed development.

For the reasons set out above, Keynsham Town Council considers this proposal to represent unacceptable overdevelopment on a greenfield site, with significant and lasting adverse impacts on drainage, highway safety, infrastructure capacity, biodiversity, and residential amenity. The Council therefore objects to the application and requests that it be refused.

However, Keynsham Town Council, do note the concerns of residents that affordable housing is required in the town, but such housing needs to be built in the right place with the required infrastructure in place.

If the development should receive consent the permission conditions should include a strong Construction Management Plan to avoid the problems that arose during the construction period of other close by estates.

177.5 26/01158/FUL 23 Conway Green

Roof height to be raised to allow erection of a loft room.

RESOLVED:

To OBJECT to the application on the following grounds:

- *Contrary to planning policy D6 the amenity of neighbours will be significantly affected by overlooking from the proposed Juliette balcony.*
- *The scale and degree of the roof conversion is unacceptable.*
- *Contrary to Policy D1b does not contribute to the distinctiveness of the bungalows in this locality and will be incongruous.*

177.6 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.

RESOLVED:

To STRONGLY OBJECT to the outline of the planning application for Parcel 5325 Manor Road on the following grounds:

- *Highways safety – this is a single-track lane without footpaths used by many pedestrians, cyclists and horse riders hence is contrary to policy ST7 of the Local Plan.*
- *There are on site issues regarding natural springs being present and historic drainage problems.*
- *Concerns are raised in respect of the anticipated biodiversity net gain and the developers not being able to meet the B&NES 10% biodiversity uplift. The developers and B&NES are directed to the section of the Keynsham Nature Action Plan lodged with B&NES Council that highlights the importance of this green space and details clearly the wildlife that is in abundance.*
- *The site will be abutted on three sides by Manor Road Community Woodland which gives rise to concerns for the impact on historic nature corridors and on the impact of the fauna (Policy D6).*
- *Public transport is extremely poor in this locality.*
- *Vehicular movements from this proposed estate will put pressure on Keynsham East as it will need to feed through to reach main arterial routes in Keynsham.*
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177.7 26/01154/CLEU Briarwood, St Ladoc Road

Erection of an incidental residential outbuilding (Certificate of Lawfulness for an Existing Use).

RESOLVED:

To NOTE the application for a Certificate of Lawfulness for an existing use.

177.8 26/01053/FUL 14 Sunnymead

Erection of single storey rear extension and new porch.

RESOLVED:

To SUPPORT the application - There are no planning reasons to object to this application: - Keynsham Town Council consider that the proposal is in accordance with Bath and North East Somerset Council Policies D1 – D6 of Bath and North East Somerset adopted Placemaking Plan 2017 and Local Plan (Core Strategy) Partial Update Jan 2023.

177.9 26/01142/FUL 1 Tiberius Road

Erection of double storey side extension.

RESOLVED:

To OBJECT to the application on the following grounds:

- *This application constitutes an overdevelopment of the site.*
- *The scale and degree of the extension is unacceptable, and the proposed plans are out of keeping with the neighbouring semi.*

177.10 26/01082/FUL 15 Walton Close

Erection of wooden fence. (Retrospective).

RESOLVED:

To OBJECT to the application on the following grounds:

The sketch plan is difficult to relate to the boundary plans, to ensure that the fence line is correct. Hence objection is made due to the lack of clarity.

177.11 25/04139/FUL 5 Windrush Road

Erection of two storey side extension.

RESOLVED:

To SUPPORT the application - There are no planning reasons to object to this application: - Keynsham Town Council consider that the proposal is in accordance with Bath and North East Somerset Council Policies D1 – D6 of Bath and North East Somerset adopted Placemaking Plan 2017 and Local Plan (Core Strategy) Partial Update Jan 2023.

TREWORKS**177.12 26/01216/TCA 8 Avon Road**

T1- Lawson Cypress, fell. T2- Spruce, fell

Noted with comments – Keynsham Town Council will be guided by Bath and North East Somerset Council's Arboricultural Officer's decision.

177.13 26/01319/TCA Park House, Station Road

T1 - Yew - Cut back growth overhanging pavement/highway by up to 1m up to a maximum height of 5m.

T2 - Horse Chestnut - Fell.

T3 - Leylandii - Reduce height by up to 5m.

T4 - Reduce/cut back SW portion of lower crown by up to 3m.

Noted with comments – Keynsham Town Council will be guided by Bath and North East Somerset Council's Arboricultural Officer's decision.

178. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

RESOLVED:

That the planning applications determined by B&NES Council be received and noted.

179. ITEM FOR DECISION

179.1 INFORMAL CONSULTATION – SETTLEMENT BOUNDARY REVIEW

RESOLVED:

That Keynsham Town Council consider the proposals for Keynsham in the Settlement Boundary review as fine.

179.2 PROPOSED BUS GATE – HERCULES WAY & ALEXANDER ROAD

RESOLVED:

That Keynsham Town Council welcome and strongly support the proposed bus gate.

179.3 PROPOSED ZEBRA CROSSINGS – BATH HILL & BATH ROAD

RESOLVED:

- (i) *That Keynsham Town Council support the zebra crossing on the A4 (just down from Unity Road) as this will aid young people crossing the road to and from IKB and Wellsway Academies.*
- (ii) *That Keynsham Town Council object to the zebra crossing on Bath Hill as it is too close to the existing crossing by the Memorial Gates and are of the opinion that this would be better sited in Avon Mill Lane near the entrance to the Memorial Park, giving a safer crossing point for pedestrians from Fox and Hounds Lane car park and nearby pavements, especially as pavements edging the Lower Memorial Play area are almost non-existent.*

179.4 PROHIBITION OF PARKING – BATH HILL & BATH ROAD

RESOLVED:

That Keynsham Town Council support the prohibition of parking near zebra crossings.

180. ITEM FOR INFORMATION

180.1 ROAD CLOSURE NOTICE UNITY ROAD

RESOLVED:

That the information be received and noted.

181. LIST OF OUTSTANDING PLANNING APPLICATIONS

RESOLVED:

To receive and note the information.

182. DATE OF NEXT MEETING

RESOLVED:

*That the next scheduled meeting of this Committee will be held in **The Space** (above the Library), Market Walk, Keynsham on Monday 11th May 2026 at 7.00 p.m.*

The meeting finished at 8.40 p.m.

Signed: (CHAIR)

Date: