

KEYNSHAM TOWN COUNCIL

Minutes of the Planning & Development Committee meeting
held on Monday 11th May 2026 at 7.00 pm in
The Space (above Keynsham Library, Market Walk, Keynsham)

PRESENT: D Cooper, C Davis and C Fricker

NOT PRESENT: D Brassington and M Burton

IN ATTENDANCE: Katherine Sears (Deputy Town Clerk)

183. APOLOGIES FOR ABSENCE

RESOLVED:

Apologies were received and noted from Cllrs A Beaumont and A Wait.

184. DECLARATIONS OF INTEREST

There were none.

185. DISPENSATIONS

There were none.

186. CONFIRMATION OF MINUTES

The Minutes of the Planning & Development Committee meeting held on Monday 27th April 2026 (previously circulated) be confirmed as a true record and signed by the Chairman.

187. PUBLIC PARTICIPATION

There were none.

188. QUESTIONS ON NOTICE BY MEMBERS

There were none.

189. SITE VISITS

There were none.

190. CONSULTATION ON PLANNING APPLICATIONS

190.1 26/01461/FUL Flat 11 High Street

Replacement of existing sash windows to a flat.

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.*

190.2 26/01669/AR 40A High Street

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

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.*

190.3 26/01625/VAR Treetops Nursing Home, St Clements 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).

RESOLVED:

To NOTE the application for variation of condition 23 of application 23/03390/OUT.

190.4 26/01583/M6A 26 Vandyck Avenue

To amend for inclusion of acceptable MEC for our lenders purposes to properties 26-50 Vandyck Avenue.

RESOLVED:

To NOTE the application to modify S106A Obligation.

191. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

RESOLVED:

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

192. ITEM FOR DECISION

192.1 PRELIMINARY CONSULTATION – SPEED LIMIT ORDER
A4175 DURLEY HILL

RESOLVED:

That Keynsham Town Council support this speed limit order to reduce the speed to 30mph on Durley Hill.

193. LIST OF OUTSTANDING PLANNING APPLICATIONS

RESOLVED:

To receive and note the information.

194. 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 8th June 2026 at 7.00 p.m.*

The meeting finished at 7.09 p.m.

Signed: (CHAIR)

Date: