



KEYNSHAM TOWN COUNCIL

Minutes of the Planning & Development Committee meeting held on Monday 13th July 2026 at 7.00 pm in MakeSpace, Riverside Terrace, Keynsham.

PRESENT: A Beaumont, D Biddleston (late), D Brassington, D Cooper and C Fricker

N ATTENDANCE: Dawn Drury (Town Clerk)

18. APOLOGIES FOR ABSENCE

RESOLVED:

That apologies be received and noted from Cllrs C Davis and A Wait.

19. DECLARATIONS OF INTEREST

There were none.

20. DISPENSATIONS

There were none.

21. CONFIRMATION OF MINUTES

The Minutes of the Planning & Development Committee meeting held on Monday 8th June 2026 (previously circulated) be confirmed as a true record and signed by the Chairman.

22. PUBLIC PARTICIPATION

There were none.

23. QUESTIONS ON NOTICE BY MEMBERS

There were none.

24. SITE VISITS

There were none.

25. CONSULTATION ON PLANNING APPLICATIONS

25.1 26/02287/FUL 113 Chandag Road Garage Conversion.

RESOLVED:

To SUPPORT with comment - 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.

Keynsham Town Council requests the converted section of the house remains part of the dwelling in the future and at no time is used as a separate dwelling/Air B and B or similar.

25.2 26/01944/FUL 53 Charlton Road

Proposed dropped kerb.

RESOLVED:

To SUPPORT Comment - 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.

B&NES Highways and Planning officer should look at the proximity of home owners on Charlton Road requesting drop kerbs and the proximity to bus stops. Buses are refusing to stop at dedicated drop off points due to residents parking and off-street driveway parking which is making it difficult to make a bus drop off or pick up.

25.3 26/02195/RES Oakleaze Farm, Stockwood Lane

Approval of reserved matters for appearance, scale and landscaping in relation to outline application 25/03036/OUT for erection of rural workers dwelling.

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

25.5 26/02338/TCA Alfred Court, Dapps Hill

Cherry T6 – fell.

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

25.6 26/02095/TPO Keynsham Railway Station, Station Road

Fell 8no. trees to remove the risk of limb failure over any public areas, as per tree survey report.

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

Cllr Biddleston arrived.

26. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

RESOLVED:

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

27. ITEM FOR DECISION

27.1 Curo Breach Report: Hedgerow removal in Keynsham during bird nesting season

RESOLVED:

- (i) *To receive and note the information.*
- (ii) *That the Town Clerk send a letter challenging the actions of the developer to both B&NES Council and CURO in respect of this matter.*

28. ITEMS FOR INFORMATION

28.1 APPEAL REF: 6003872 and 6003873 Pavement o/s 62 High Street

RESOLVED:

To receive and note the appeal decision.

28.2 26/00538/REG03 Charlton House Care Home, Hawthorns Lane

RESOLVED:

To receive and note notification that this application will be considered by the B&NES Planning Committee on 8th July 2026 at 10 am.

28.3 26/00498/LBA 2 Uplands Farm Barns, Wellsway

RESOLVED:

To receive and note notification that this application will be considered by the B&NES Planning Committee on 8th July 2026 at 10am

28.4 26/2127/FUL 89 St Francis Road

Conversion of loft area to bedrooms. Insertion of 2 x dormers to roof and 4 x roof lights to roof.

RESOLVED:

To receive and note that this application has been permitted prior to being discussed by this Committee.

29. LIST OF OUTSTANDING PLANNING APPLICATIONS

RESOLVED:

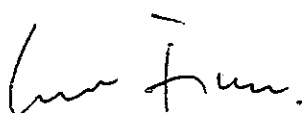
To receive and note the information.

30. DATE OF NEXT MEETING

RESOLVED:

That the next scheduled meeting of this Committee will be held in MakeSpace, Riverside Terrace, Keynsham on Monday 3rd August 2026 at 7.00 p.m.

The meeting finished at 7.16 p.m.

Signed: (CHAIR) 

Date: 3-8-26