

KEYNSHAM TOWN COUNCIL

Minutes of the Planning & Development Committee meeting held on Monday 3rd August 2026 at 7.00 pm in MakeSpace, Riverside Terrace, Keynsham.

PRESENT: Alex Beaumont, D Biddleston, D Cooper, C Fricker, C Davis and A Wait.

IN ATTENDANCE: Katherine Sears (Deputy Town Clerk)

NOT PRESENT: D Brassington.

31. APOLOGIES FOR ABSENCE

*RESOLVED:
There were none.*

32. DECLARATIONS OF INTEREST

*Cllr Fricker declared an interest on Agenda item 8.2.
Cllr Wait declared an interest on Agenda item 8.2.*

33. DISPENSATIONS

There were none.

34. CONFIRMATION OF MINUTES

The Minutes of the Planning & Development Committee meeting held on Monday 13th July 2026 (previously circulated) be confirmed as a true record and signed by the Chairman.

35. PUBLIC PARTICIPATION

There were none.

36. QUESTIONS ON NOTICE BY MEMBERS

There were none.

37. SITE VISITS

There were none.

38. CONSULTATION ON PLANNING APPLICATIONS

38.1 26/02508/EOUT Parcel 8600 Bath Road

Outline application for proposed residential development including affordable housing, open space, associated infrastructure and vehicular access from Bath Road, with all matters reserved apart from means of access.

RESOLVED:

To OBJECT to this application - The Town Council's primary objection is that this proposal should be considered through the emerging Local Plan process rather than as a standalone planning application at this stage.

The Local Plan is the appropriate mechanism for assessing the future development needs of the area in a comprehensive and strategic manner. Determining this application in advance of that process would be premature and could prejudice the proper consideration of land allocations, infrastructure requirements, sustainability, and cumulative impacts alongside other potential development sites.

The Council considers that proposals of this nature should be assessed as part of the wider evidence base and public consultation undertaken through the Local Plan, ensuring that decisions are made within the context of an agreed spatial strategy for the area.

38.2 26/02517/FUL 1 Broadlands Avenue

Change of use from C3 (Residential) to C2 (Childrens Home)

RESOLVED:

To OBJECT to this application – The Town Council recognises the importance of providing suitable accommodation for children and young people in care and supports the principle of ensuring appropriate provision. However, it does not consider that this particular property is a suitable location for the proposed development.

The Council's concerns are as follows:

- *Parking and Highway safety: The surrounding roads already experience significant on-street parking, resulting in congestion and restricted access for residents and service vehicles. The Council is concerned that the proposal would increase parking demand and vehicle movements, further exacerbating these existing issues and creating additional highway safety concerns.*
- *Suitability of the property: Members note that the property has already been the subject of Police attendance, giving rise to concerns about the suitability of the site for the proposed use. The Council considers that introducing this development at this location has the potential to place further pressure on an area already experiencing issues.*
- *Residents' representations: The Council notes the significant number of objections submitted by local residents and shares many of the concerns raised, particularly in relation to parking pressures, highway safety and the suitability of the location. The level of local concern demonstrates that the proposal is not considered compatible with the character and constraints of the surrounding residential area.*

38.3 26/02094/FUL Jewson, Broadmead Lane

Demolition of existing buildings and the construction of a new food store (Class E) with associated parking, landscaping, drainage and servicing.

RESOLVED:

To OBJECT to the application - Keynsham Town Council recognises that the proposal has potential benefits, including the creation of local employment opportunities and the provision of additional retail facilities. With significant housing growth planned and ongoing within Keynsham and the surrounding area, the Council acknowledges that there will be an increasing need for shops and services to support the growing population.

However, the Council's principal concern relates to the impact the proposed development would have on the local highway network, particularly the already congested A4 corridor, Broadmead Roundabout, and the proposed access from Broadmead Lane.

Members are concerned that the proposal would generate additional vehicle movements, placing further pressure on a road network that already experiences significant congestion, particularly during peak commuting periods. The Council considers that the cumulative impact of increased traffic would be detrimental to the efficient operation of the highway network, resulting in increased delays, reduced road safety and a negative impact on local residents and businesses.

The Council is particularly concerned that:

- The A4 is already operating under considerable pressure, with regular congestion at peak times.*
- Broadmead Roundabout is a recognised traffic pinch point where delays and queuing are commonplace.*
- The proposed vehicular access from Broadmead Lane raises concerns regarding the safe ingress and egress of vehicles entering and leaving the site. The Council considers that the additional turning movements associated with the store have the potential to increase congestion and create highway safety issues on Broadmead Lane and at its junction with the A4.*
- The proposal would contribute additional traffic to an already constrained highway network without sufficient evidence that the existing infrastructure can accommodate the increased demand.*
- The cumulative impact of this and other approved and proposed developments in the area has not been adequately assessed.*
- At the time of considering this application, no comments had been received from the Highway Authority. The Council considers that the Highway Authority's assessment is essential in determining whether the local highway network, including the proposed site access, can safely and efficiently accommodate the additional traffic generated by the proposal.*
- The Council also notes that there is currently a public consultation on the proposed improvements to the A4 Keynsham Bypass. The outcome of this consultation, together with any subsequent highway improvement works, could have a significant bearing on traffic movements, junction layouts and the capacity of the surrounding highway network. The Council considers that it would be premature to determine this application*

before the results of the consultation have been considered and the implications of any proposed highway works are fully understood.

38.4 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.

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.

38.5 26/02516/FUL 26 Lulworth Road

Change of use from C3 to C2 (children's home)

RESOLVED:

To OBJECT to this application – Keynsham Town Council recognises the need to provide suitable accommodation for children and young people in care and supports the principle of ensuring appropriate provision. However, the Council considers that there is insufficient information available to fully assess the impact of the proposed development and has concerns regarding the suitability of the location.

The Council's concerns are as follows:

- Insufficient information: The application does not provide sufficient detail regarding the proposed operation of the children's home, including the maximum number of children to be accommodated, staffing levels, shift patterns, visitor numbers and the anticipated level of vehicle movements associated with the use. Without this information, the Council does not consider that the Local Planning Authority can fully assess the impact of the proposal on neighbouring residents or the local highway network.*
- Parking and highway impacts: The surrounding roads already experience significant on-street parking and congestion. The Council is concerned that additional staff, visitors, service vehicles and other associated traffic would place further pressure on an already constrained highway network, to the detriment of highway safety and residential amenity.*
- Residential amenity: The Council considers that the intensity of the proposed use has not been adequately assessed, and in the absence of sufficient operational information it is not possible to determine whether the proposal would have an acceptable impact on the amenity of neighbouring properties.*

38.6 26/01700/OUT Parcel 8966, Manor Road, Saltford

Outline planning application with all matters reserved except access, for residential development, creation of a new vehicular access with footways and cycleways from Manor Road, provision of informal and formal open space, together with associated highways works, landscaping, earthworks and level changes, foul and surface water

drainage infrastructure, utilities provision and other associated and necessary infrastructure.

RESOLVED:

To OBJECT to this application – Keynsham Town Council's principal objection is that the proposal is premature and should be considered through the emerging Local Plan process rather than as a standalone planning application.

The Local Plan provides the appropriate framework for determining the location, scale and timing of future development, ensuring that proposals are assessed strategically alongside infrastructure requirements, transport impacts, environmental considerations and the cumulative effects of growth across the wider area.

The Council is concerned that determining this application in advance of the Local Plan could prejudice the plan-making process and undermine the comprehensive assessment of potential development sites. The principle of development on this site should be considered as part of the Local Plan, allowing it to be assessed against other potential allocations through the proper evidence base and public consultation process.

In addition, the Council notes that the application site lies within the Bristol and Bath Green Belt. The Council considers that development within the Green Belt should only be permitted where it accords with national and local planning policy. Based on the information submitted, the Council does not consider that the application demonstrates the very special circumstances necessary to justify inappropriate development within the Green Belt, nor that it preserves the openness and purposes of the Green Belt.

The Council therefore considers that it would be premature to grant planning permission before the Local Plan has progressed sufficiently to determine whether this site is appropriate for development and whether the necessary supporting infrastructure can be provided.

38.7 26/02537/EOUT Parcel 8989 Staunton Lane

Outline planning application for a phased development comprising a mixture of market and affordable housing (Use Class C3), which could include retirement/extra care accommodation (Use Class C2/C3); a flexible mixed use community hub / local centre (including potentially Use Classes E, F1 and F2) and limited sui generis uses comprising hot food takeaway and/or a public house, wine bar, or drinking establishment; land for a primary school and potential children's nursery (Use Classes E and F1); demolition; green infrastructure; walking and cycling routes; formal and informal public open space; drainage infrastructure; and other associated works and infrastructure, including utilities and highways works. All matters reserved except for details of the main vehicular accesses

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38.8 26/02494/FUL 185 Wellsway

Erection of a two-storey front extension, single storey rear extension and replacement roof.

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

38.9 26/02705/TCA 1 Back Lane

T1 Walnut - Crown reduce to previous reduction points approx. 2 m

RESOLVED:

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

38.10 26/02750/TCA Detached Gardens, Dapps Hill

Bay Tree (laurel nobilis) (T1) - reduction in width and height by 1.5m as close proximity to sign. (Noted)

RESOLVED:

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

38.11 26/02724/TPO Independent Vetcare, The Chocolate Factory, Traversus

See tree works specification(attached)

RESOLVED:

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

38.12 26/02654/TPO 73 to 93 Trajectus Way

1x Platanus x hispanica - crown lift to 3m over car parking spaces.

RESOLVED:

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

39. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL

RESOLVED:

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

39.1 26/01944/FUL 53 Charlton Road

Proposed dropped kerb. (Support).

39.2 26/00538/REG03 Charlton House Care Home, Hawthorns Lane

Change of use of an existing care home to proposed special education needs and disabilities school and two children's care homes alongside associated alterations and landscaping. (Support).

39.3 26/01799/FUL 2 Maesbury Road

Installation of new side opening window and new Velux window to north elevation. (Support).

39.4 26/00441/FUL 6 Uplands Farm Barns, Wellsway

Erection of a porch over the front door. (Support).

CONSENT

39.5 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)

39.6 26/01948/TPO 26 Charlton Road

Yew - crown reduce by 2-3m, crown lift by 4-5m to balance crown. (Noted).

39.7 26/02095/TPO Keynsham Railway Station, Station Road

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

NO OBJECTION

39.8 26/02338/TCA Alfred Court Dapps Hill

Cherry T6 – fell. (Noted).

REFUSED

39.9 26/00498/LBA 2 Uplands Farm Barns, Wellsway

External alterations for the replacement of roof tiles and associated works at nos. 2 and 3 Upland Farm Barns. (Support).

40. ITEM FOR INFORMATION**40.1 TTRO EXTENSION (attached)**

RESOLVED:

That the extension to close the footpath public footpath BA27/75, Bath Hill until 21st September be received and noted.

40.2 LETTER TO RESIDENTS RE B3116 & BROADMEAD ROUNDABOUT (attached)

RESOLVED:

That the letter that has been sent to residents in the vicinity of the B3116 and Broadmead Roundabout be received and noted.

Cllr Biddleston left the meeting – 8:02p.m.

41. LIST OF OUTSTANDING PLANNING APPLICATIONS

RESOLVED:

That the information be received and noted.

42. DATE OF NEXT MEETING

RESOLVED:

That the next scheduled meeting of this Committee will be held in The Space, Market Walk, Keynsham on Monday 7th September 2026 at 7.00 p.m.

The meeting finished at 8:14 p.m.

Signed: (CHAIR) Date: