

**Minutes of the Extra Ordinary Town Council meeting held on
Tuesday 17th March 2026 in The Space, Market Walk, Keynsham at 7.00 pm.**

PRESENT: Cllrs Alex Beaumont, Dave Biddleston, David Brassington, Martin Burton, Edmund Cannon, Deb Cooper, Chris Davis, Clive Fricker, Souzan Leach (formerly Alenshasy), Caroline Leonard, Hal MacFie and Andy Wait.

IN ATTENDANCE: Dawn Drury – Town Clerk and Alan Jenner – Assistant Town Clerk

326. APOLOGIES FOR ABSENCE

RESOLVED:

Apologies were received and noted from Cllrs Adrian Beaumont, Caitlin Brennan and Andy Halliday.

327. DECLARATIONS OF INTEREST

There were none.

328. DISPENSATIONS

There were none.

329. PUBLIC PARTICIPATION

There were none present.

330. RECORD OF PREVIOUS MEETINGS

RESOLVED:

That the minutes of the Town Council meeting held on Tuesday 17th February 2026 (previously circulated), be confirmed as a true record and signed by the Chairman.

331. DATE OF NEXT MEETING

RESOLVED:

To note that the date for the Town Council's next meeting is **Tuesday 17th March 2026 at 7.30pm** (following this Extra Ordinary Meeting) in The Space, Market Walk, Keynsham.

332. EXCLUSION OF PRESS AND PUBLIC

RECOMMENDED:



In accordance with Standing Order 3(d) to RESOLVE that pursuant to the provision of the Public Bodies (Admission to Meetings) Act 1960, the press and public be excluded from the meeting for the following items of business by reason of the confidential nature of business to be transacted. Agenda items 8 and 9 to progress sensitive issues.

333. PRESENTATION BY TAYLOR WIMPEY ON PROPOSED DEVELOPMENT SITE – MANOR ROAD, KEYNSHAM

Following the presentation there was an opportunity for Councillors to ask questions. Questions and answers were as follows:

Q. What will be the impact on the environment compared to other close by developments?

A. There will be a 10% uplift on bio-diversity across the site and some off site. Probably due to the site size and proximity to nearby woodland 1% uplift will be on site and the remaining allocated to Somerdale nature reserve/green space and riverside activities.

Q. What is the proportion of social housing?

A. 47 houses on the site would be affordable. There is a 70:30 ration split with 30% of the affordable housing being social housing meaning 14 would be social housing.

Q. In respect of the Section 106 Agreement what will Taylor Wimpey offer in respect of management of play areas and green spaces that B&NES do not adopt on completion?

A. Taylor Wimpey will have in place specialist companies to manage the play areas, green spaces and habitats.

Q. Why are you only building 105 homes, could the site not take more?

A. The site is being built to medium – high density (40 homes per hectare).

Q. Previous new developments in Keynsham have been left unadopted for many years due to the installation of incorrect or sub-standard sewage connections. How are Taylor Wimpey going to ensure that this does not happen on this site?

A. Taylor Wimpey have been working with Wessex Water and have negotiated the connection of a brand-new sewer to serve this new development. Sewage will be diverted off the site along Manor Road and connected to the main sewer. Investigations found that nearer sewers, including those on the nearby Taylor Wimpey Minsmere Green Estate, were very old. So, both sites will have new sewers.

Q. Are there to be any blocks of flats on the site?

A. The visual impact will be kept low apart from three low rise blocks of flats.

Q. As part of the Section 106 agreement for the Somerdale Estate there was a condition that the Keynsham Road, leading up towards the Station, would be widened and new wider safe pavement including an extension of the cycle track, when will this happen?

A. This is something that we will take back to the team that worked on Somerdale development and get their response.

Any further questions may be emailed to Taylor Wimpey via the Town Clerk.

RESOLVED:

To receive the presentation by Taylor Wimpey on the proposed development site on Manor Road, Keynsham.

334. GOOD CITIZEN NOMINATIONS

RESOLVED:

- i) To receive and note information of previous year's awards presented.*
- ii) To consider and make a decision in respect of the Good Citizen Awards 2025-2026 – categories Young Citizen of the Year, Good Citizen of the Year (over 25), Lifetime Achievement and Service to Keynsham award.*
- iii) That the following awards be approved:
Young Citizen of the Year – I.E
Over 25's – J.P
Service to the Community – P.V. and D.S.*
- iv) That a clause be added to the nomination paperwork that only 1 nominee in the over 25's section and under 25's would be chosen annually and that in respect of the Service to the Community (Lifetime Award) that this will be considered on a case-by-case basis. This clause to be considered and firmed up at the next Grants Committee meeting when discussing these awards.*

The meeting finished at 7.26 p.m.

Signed: (CHAIR)



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Date:

21st April 2026

