

## **PLANNING COMMITTEE**

### **Minutes of the Meeting held**

Wednesday 2nd July 2025, 11.00 am

**Councillors:** Tim Ball (Chair), Paul Crossley (Vice-Chair), David Biddleston, Deborah Collins, Fiona Gourley, Ian Halsall, Hal MacFie, Toby Simon, Shaun Hughes and Tim Warren CBE

#### **12 EMERGENCY EVACUATION PROCEDURE**

The Democratic Services Officer read out the emergency evacuation procedure.

#### **13 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

Cllr David Biddleston was in attendance for Cllr Eleanor Jackson who had submitted her apologies.

#### **14 DECLARATIONS OF INTEREST**

There were no declarations of interest.

#### **15 TO ANNOUNCE ANY URGENT BUSINESS AGREED BY THE CHAIR**

There was no urgent business.

#### **16 ITEMS FROM THE PUBLIC**

There were no items from the public.

#### **17 MINUTES OF THE PREVIOUS MEETING**

The minutes of the meeting held on Wednesday 4 June 2025 were confirmed as a correct record and signed by the Chair.

#### **18 SITE VISIT LIST - APPLICATIONS FOR PLANNING PERMISSION ETC FOR DETERMINATION BY THE COMMITTEE**

There were no site visit applications for consideration.

#### **19 MAIN PLANS LIST - APPLICATIONS FOR PLANNING PERMISSION ETC FOR DETERMINATION BY THE COMMITTEE**

The Committee considered:

1. A report and update report by the Head of Planning on the applications under the main applications list.

**RESOLVED** that in accordance with the delegated powers, the applications be determined as set out in the main applications decisions list attached as Appendix 1 to these minutes.

**1. 25/01643/FUL - Development Site Next To 2, Mayfields, Keynsham, Bath And North East Somerset**

The Planning Officer introduced the report which considered an application for the conversion of roof void to form 2 x 1 bed flats.

He confirmed the officers' recommendation that the application be permitted subject to the conditions set out in the report and gave a verbal update to request delegated authority to include an additional condition to ensure that the 3 parking spaces would be provided prior to the occupation of any of the 6 flats.

There were no public statements.

In response to Members' questions, it was confirmed:

1. Cycle parking was included in the plans in accordance with parking standards.
2. Officers were satisfied that there would be no overlooking as a result of the development as there was sufficient distance between the site and neighbouring properties.
3. Due to the sustainable location of the site, 3 parking spaces was adequate for 6 1-bed apartments and the application was policy compliant. In terms of whether residents could apply for a space in the adjacent car park, this was not a planning consideration and would be an issue for the Parking Service team.
4. In terms of the relationship with the previous application, the previous section 73 application could not change the description to apply for additional flats and so the applicants had come back with a new application.

Cllr Hal MacFie opened the debate and stated the site was in a sustainable location with access to buses serving a number of routes and in close proximity to Keynsham train station. He referred to the shortage of 1-bed apartments in the area and proposed the officers' recommendation to permit the application. This was seconded by Cllr Fiona Gourley.

Cllr Ian Halsall spoke in support of the motion due to the highly sustainable location and the need for 1 bed apartments.

Cllr Shaun Hughes expressed concern about the size and character of the development site but acknowledged that the application was policy compliant.

On voting for the motion, it was CARRIED (10 in favour and 0 against - unanimous).

**RESOLVED** that the application be permitted subject to the conditions set out in the report and an additional condition to ensure that the 3 parking spaces would be provided prior to the occupation of any of the 6 flats.

## **FORTHCOMING HEARINGS/INQUIRIES**

The Committee considered the appeals report.

**RESOLVED** that the report be noted.

The meeting ended at 11.27 am

Chair .....

Date Confirmed and Signed .....

**Prepared by Democratic Services**

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**BATH AND NORTH EAST SOMERSET COUNCIL**

**PLANNING COMMITTEE**

**2nd July 2025**

**DECISIONS**

Item No:	01		
Application No:	25/01643/FUL		
Site Location:	Devlopment Site Next To 2, Mayfields, Keynsham, Bath And North East Somerset		
Ward:	Keynsham North	Parish:	Keynsham Town Council
		LB Grade:	N/A
Application Type:	Full Application		
Proposal:	Conversion of roof void to form 2no 1 bed flats		
Constraints:	Agric Land Class 3b,4,5, Policy CP12 Centres and Retail, Policy CP9 Affordable Housing, District Heating Priority Area, Housing Development Boundary, Policy NE1 Green Infrastructure Network, SSSI - Impact Risk Zones, Policy ST8 Safeguarded Airport & Aerodro,		
Applicant:	Kingley Properties Ltd		
Expiry Date:	3rd July 2025		
Case Officer:	Ben Burke		

**DECISION PERMIT**

**1 Standard Time Limit (Compliance)**

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 (as amended) and to avoid the accumulation of unimplemented planning permission.

**2 Bicycle Storage (Pre-occupation)**

No occupation of the development shall commence until bicycle storage for at least 4 bicycles has been provided in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. The bicycle storage shall be retained permanently thereafter.

Reason: To secure adequate off-street parking provision for bicycles and to promote sustainable transport use in accordance with Policy T.6 of the Bath and North East Somerset Local Plan.

**3 Parking (Compliance)**

The 3 car parking spaces and turning area shown on the submitted plan below shall be provided prior to occupation of the flats, hereby approved, and thereafter kept clear of obstruction and not used other than for the parking of vehicles in connection with the application site.

- Proposed Layout P.53

Reason: To ensure sufficient parking and turning areas are retained at all times in the interests of amenity and highways safety in accordance with policy D6 of the Bath and North East Somerset Placemaking Plan and policy ST7 of the Bath and North East Somerset Local Plan Partial Update and the Transport and Development Supplementary Planning Document.

#### **4 Plans List (Compliance)**

The development/works hereby permitted shall only be implemented in accordance with the plans as set out in the plans list below.

Reason: To define the terms and extent of the permission.

#### **PLANS LIST:**

This decision relates to the following approved drawings:

25 Apr 2025	A674P23-P.44	PROPOSED FIRST AND SECOND FLOOR PLAN
25 Apr 2025	A674P24-P.51	PROPOSED SITE LAYOUT
25 Apr 2025	A674P24-P.52	PROPOSED SITE LAYOUT - CONTEXTUAL
25 Apr 2025	A674P24-P.53	PROPOSED LAYOUT 1:100
25 Apr 2025		LOCATION PLAN
25 Apr 2025	A674L3-L.03	LOCATION AND BLOCK PLAN

#### **Condition Categories**

The heading of each condition gives an indication of the type of condition and what is required by it. There are 4 broad categories:

Compliance - The condition specifies matters to which you must comply. These conditions do not require the submission of additional details and do not need to be discharged.

Pre-commencement - The condition requires the submission and approval of further information, drawings or details before any work begins on the approved development. The condition will list any specific works which are exempted from this restriction, e.g. ground investigations, remediation works, etc.

Pre-occupation - The condition requires the submission and approval of further information, drawings or details before occupation of all or part of the approved development.

Bespoke Trigger - The condition contains a bespoke trigger which requires the submission and approval of further information, drawings or details before a specific action occurs.

Please note all conditions should be read fully as these headings are intended as a guide only.

Where approval of further information is required you will need to submit an application to Discharge Conditions and pay the relevant fee via the Planning Portal at

www.planningportal.co.uk or post to Planning Services, Lewis House, Manvers Street, Bath, BA1 1JG.

### **Permit/Consent Decision Making Statement**

In determining this application the Local Planning Authority considers it has complied with the aims of paragraph 39 of the National Planning Policy Framework.

### **Biodiversity Net Gain - Exempt/Not required**

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are set out in the Biodiversity Gain Requirements (Exemptions) Regulations 2024 and The Environment Act 2021 (Commencement No. 8 and Transitional Provisions) Regulations 2024.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is/are considered to apply.

### **Community Infrastructure Levy - General Note for all Development**

You are advised that as of 6 April 2015, the Bath & North East Somerset Community Infrastructure Levy (CIL) Charging Schedule came into effect. CIL may apply to new developments granted by way of planning permission as well as by general consent (permitted development) and may apply to change of use permissions and certain extensions. **Before** commencing any development on site you should ensure you are familiar with the CIL process. If the development approved by this permission is CIL liable there are requirements to assume liability and notify the Council **before any development commences**.

**Do not commence development** until you have been notified in writing by the Council that you have complied with CIL; failure to comply with the regulations can result in surcharges, interest and additional payments being added and will result in the forfeiture of any instalment payment periods and other reliefs which may have been granted.

### **Community Infrastructure Levy - Exemptions and Reliefs Claims**

The CIL regulations are non-discretionary in respect of exemption claims. If you are intending to claim a relief or exemption from CIL (such as a "self-build relief") it is important that you understand and follow the correct procedure **before** commencing **any** development on site. You must apply for any relief and have it approved in writing by the

Council then notify the Council of the intended start date **before** you start work on site. Once development has commenced you will be unable to claim any reliefs retrospectively and CIL will become payable in full along with any surcharges and mandatory interest charges. If you commence development after making an exemption or relief claim but before the claim is approved, the claim will be forfeited and cannot be reinstated.

Full details about the CIL Charge including, amount and process for payment will be sent out in a CIL Liability Notice which you will receive shortly. Further details are available here: [www.bathnes.gov.uk/cil](http://www.bathnes.gov.uk/cil). If you have any queries about CIL please email [cil@BATHNES.GOV.UK](mailto:cil@BATHNES.GOV.UK)