

# Planning Committee

**Date: Wednesday 2nd July 2025**

**Time: 11.00 am**

**Venue: Council Chamber - Guildhall, Bath**

## Agenda

To: All Members of the Planning Committee

**Councillors:-** Tim Ball, Paul Crossley, Deborah Collins, Fiona Gourley, Ian Halsall, Hal MacFie, Toby Simon, Shaun Hughes, Dr Eleanor Jackson and Tim Warren CBE

**Permanent Substitutes:-** Councillors: David Biddleston, Duncan Hounsell and Ruth Malloy

Chief Executive and other appropriate officers  
Press and Public

The agenda is set out overleaf.



**Corrina Haskins**

**Democratic Services**

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## NOTES:

1. **Inspection of Papers:** Papers are available for inspection as follows:

Council's website: <https://democracy.bathnes.gov.uk/ieDocHome.aspx?bcr=1>

2. **Details of decisions taken at this meeting** can be found in the minutes which will be circulated with the agenda for the next meeting. In the meantime, details can be obtained by contacting as above.

## 3. **Recording at Meetings:-**

The Openness of Local Government Bodies Regulations 2014 now allows filming and recording by anyone attending a meeting. This is not within the Council's control. Some of our meetings are webcast. At the start of the meeting, the Chair will confirm if all or part of the meeting is to be filmed. If you would prefer not to be filmed for the webcast, please make yourself known to the camera operators. We request that those filming/recording meetings avoid filming public seating areas, children, vulnerable people etc; however, the Council cannot guarantee this will happen.

The Council will broadcast the images and sounds live via the internet [www.bathnes.gov.uk/webcast](http://www.bathnes.gov.uk/webcast). The Council may also use the images/sound recordings on its social media site or share with other organisations, such as broadcasters.

## 4. **Public Speaking at Meetings**

The Council has a specific scheme for the public to make representations at Planning Committee meetings.

**Advance notice is required by the close of business (5.00pm) two days before a committee. This means that for Planning Committee meetings held on Wednesdays, notice must be received in Democratic Services by 5.00pm the previous Monday.**

Further details of the scheme can be found at:

<https://democracy.bathnes.gov.uk/ecCatDisplay.aspx?sch=doc&cat=12942>

## 5. **Emergency Evacuation Procedure**

When the continuous alarm sounds, you must evacuate the building by one of the designated exits and proceed to the named assembly point. The designated exits are signposted. Arrangements are in place for the safe evacuation of disabled people.

## 6. **Supplementary information for meetings**

Additional information and Protocols and procedures relating to meetings

<https://democracy.bathnes.gov.uk/ecCatDisplay.aspx?sch=doc&cat=13505>

## Planning Committee- Wednesday 2nd July 2025

at 11.00 am in the Council Chamber - Guildhall, Bath

### A G E N D A

#### 1. EMERGENCY EVACUATION PROCEDURE

The Democratic Services Officer will draw attention to the emergency evacuation procedure.

#### 2. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

#### 3. DECLARATIONS OF INTEREST

At this point in the meeting declarations of interest are received from Members in any of the agenda items under consideration at the meeting. Members are asked to indicate:

(a) The agenda item number and site in which they have an interest to declare.

(b) The nature of their interest.

(c) Whether their interest is **a disclosable pecuniary interest** or an **other interest**,  
(as defined in Part 4.4 Appendix B of the Code of Conduct and Rules for  
Registration of Interests)

Any Member who needs to clarify any matters relating to the declaration of interests is recommended to seek advice from the Council's Monitoring Officer before the meeting to expedite dealing with the item during the meeting.

#### 4. TO ANNOUNCE ANY URGENT BUSINESS AGREED BY THE CHAIR

#### 5. ITEMS FROM THE PUBLIC

To note that, regarding planning applications to be considered, members of the public who have given the requisite notice to Democratic Services will be able to make a statement to the Committee immediately before their respective applications are considered. There will be a time limit of 3 minutes for each proposal, i.e., 3 minutes for the Parish and Town Councils, 3 minutes for the objectors to the proposal and 3 minutes for the applicant, agent and supporters. This allows a maximum of 9 minutes per proposal.

#### 6. MINUTES OF THE PREVIOUS MEETING (Pages 5 - 14)

To confirm the minutes of the meeting held on Wednesday 4 June 2025 as a correct record for signing by the Chair.

#### 7. SITE VISIT LIST - APPLICATIONS FOR PLANNING PERMISSION ETC FOR DETERMINATION BY THE COMMITTEE

There are no site visit applications for determination.

8. MAIN PLANS LIST - APPLICATIONS FOR PLANNING PERMISSION ETC FOR DETERMINATION BY THE COMMITTEE (Pages 15 - 26)

The following item will be considered at 11am:

1. 25/01643/FUL - Development site next to 2, Mayfields, Keynsham

9. NEW PLANNING APPEALS LODGED, DECISIONS RECEIVED AND DATES OF FORTHCOMING HEARINGS/INQUIRIES (Pages 27 - 30)

The Committee is asked to note the report.

The Democratic Services Officer for this meeting is Corrina Haskins who can be contacted on 01225 394357.

Delegated List Web Link: <https://beta.bathnes.gov.uk/document-and-policy-library/delegated-planning-decisions>

## PLANNING COMMITTEE

### Minutes of the Meeting held

Wednesday 4th June 2025, 11.00 am

**Councillors:** Tim Ball (Chair), Paul Crossley (Vice-Chair), Fiona Gourley, Ian Halsall, Hal MacFie, Ruth Malloy, Toby Simon, Shaun Hughes, Dr Eleanor Jackson and Tim Warren CBE

#### 1 CONFIRMATION OF CHAIR

**RESOLVED** that Cllr Tim Ball be confirmed as Chair of the Planning Committee.

#### 2 CONFIRMATION OF VICE-CHAIR

**RESOLVED** that Cllr Paul Crossley be confirmed as Vice-Chair of Planning Committee.

#### 3 EMERGENCY EVACUATION PROCEDURE

The Democratic Services Officer read out the emergency evacuation procedure.

#### 4 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Cllr Ruth Malloy was substituting for Cllr Deborah Collins who had submitted apologies for absence.

#### 5 DECLARATIONS OF INTEREST

Cllr Paul Crossley and Cllr Tim Warren declared interests in the following items on the main applications list and withdrew from the meeting during consideration of these items:

1 - 25/00791/VAR, 2 - 25/00790/VAR and 3 - 25/00789/VAR - Bath Rugby Club, Bath Recreation Ground, Pulteney Mews, Bathwick, Bath.

#### 6 TO ANNOUNCE ANY URGENT BUSINESS AGREED BY THE CHAIR

There was no urgent business.

#### 7 ITEMS FROM THE PUBLIC

The Democratic Services Officer informed the meeting of the process for public speakers to address the Committee.

#### 8 MINUTES OF THE PREVIOUS MEETING

**RESOLVED** that the minutes of the meeting held on Wednesday 7 May be confirmed as a correct record and signed by the Chair.

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

The Committee considered:

1. A report by the Head of Planning on the applications under the site visit applications list.
2. Oral statements by members of the public and representatives. A copy of the speakers' list is attached as Appendix 1 to these minutes.

**RESOLVED** that in accordance with the delegated powers, the applications be determined as set out in the site visit applications decisions list attached as Appendix 2 to these minutes.

### **1. 24/03894/FUL - Parcel 2882, Water Lane, Paulton, Bristol**

The Planning Officer introduced the report which considered an application for the temporary installation of a ground-mounted solar photovoltaic (PV) farm with battery storage along with continued agricultural use, ancillary infrastructure and security fencing, landscaping provision, ecological enhancements and associated works. The application had been deferred from the previous meeting for a site visit.

The Committee was advised of the following updates:

1. There had been 2 new objections submitted, and these were sent directly to the Committee and a copy was included in the public file.
2. In light of these submissions there was an update to the report to confirm that in terms of the landscape sensitivity assessment, the site was in area 7c and not 3b. The planning application has been assessed as being in an area of low potential so there was no substantive change. The amended wording of paragraphs 5 and 6 on page 24 was as follows:  
"The Policies Map illustrates the geographically assessed landscape potential for renewable energy development within the district. A landscape led approach, based on the Landscape Sensitivity Assessment (LSA) for Renewable Energy Development (LUC, 2021), is set out by the Council. The proposed development is a Band D solar development (which covers 15-30 hectares). The application site is located within area 7C (Peasedown St John Ridge), which has low potential for Band C solar development (10-15 hectares) and low potential for Band D solar development. The proposals are a Band D proposal. The LSA clarifies that the maps within it should always be used alongside the assessment information and guidance prepared. The results are based on a strategic assessment of landscape potential, As such, the information shown does not replace the need for full technical assessments for individual sites as part of the planning process.

Therefore, each application must be assessed on its own merits and there is no reason why applications cannot come forward in areas set out in the LSA which have low potential for solar development of different scales.

Impacts to landscape are further assessed within this report.”

3. The comments received set out that the development was a Nationally Significant Infrastructure Project (NSIP) as it would generate more than 50MW of electricity. This was not correct as the solar panels would generate 9.2MW and the battery storage would allow storage capacity of 49.5MW. The batteries themselves were not generators of electricity
4. The EIA process had regard to the decommissioning process as this was part of the project.
5. The applicant had submitted a briefing note which set out why rooftop/brownfield site solar was not a substitute for ground mounted solar.

The Case Officer confirmed the officers’ recommendation that the application be permitted subject to the conditions set out in the report.

The following public representations were received:

1. Richard Slater and Dan Cains, local residents, objecting to the application.
2. Callum Wright and Luke Shackleton, applicants, supporting the application.

Cllr Liz Hardman was in attendance as adjacent ward Councillor and read a statement on behalf of herself, Cllr Grant Johnson and Paulton Parish Council summarised as below:

1. The ward Councillors and Paulton Parish Council were in favour of the application.
2. The application site was well screened with noise mitigations and traffic management measures would be in place during construction.
3. The majority of local residents were in favour of the applications.
4. There were concerns about the POC mast, but these were mitigated by it being sited near the electricity pylon.
5. Low quality agricultural land would be lost but this would be balanced against renewable energy supply.
6. The applicant had pledged support for the local community, and it was hoped that this could be pursued including a reduction in energy costs for local residents.

In response to Members’ questions, it was confirmed:

1. The land was graded as agricultural land grade 3a. Although the NPPF directed development away from grades 1, 2 and 3a, the Council’s placemaking plan policy RE5 only related to from grades 1 and 2. Policy RE5 was considered to be sound in the context of the NPPF and there had also been an assessment to consider if the sustainability benefits outweighed the loss of agricultural land. Officers had concluded that there were significant sustainability benefits which would outweigh the loss of agricultural land.
2. In terms of battery storage and safety measures, there was a condition to secure confirmation of fire safety compliance.
3. In relation to why a POC mast would be used rather than underground cables, this was a viability issue in terms of connecting with the national grid.
4. There would be a major impact on the view of the site from the public right

of way during the first year, but this would downgrade to moderate harm as the additional hedgerow planting would grow to screen the development.

5. There would be 49 storage containers in total, 36 for Battery Energy Storage System (BESS) covering an area of approximately 2 hectares.
6. The application would result in built form, but it was not in the green belt and there would still be a significant gap between Paulton and Midsomer Norton.
7. The application was temporary for 45 years, there could be a period of decommissioning, but this would need to be completed within a reasonable timescale. Any change to the lifetime of the development would need to be agreed by the Council.
8. The applicant's offer to give money to the local community was outside of the planning process and was not a material consideration. The public benefits considered by officers included the production of renewable energy, significant biodiversity net gains and the creation of new jobs through construction and maintenance of the site.

Cllr Shaun Hughes opened the debate as ward Councillor and reported that he had received representations from local residents both supporting and objecting to the application. He expressed concerns about the loss of grade 3a agricultural land, which was against NPPF, the visual impact of the POC mast, the safe storage of the batteries and traffic management during the construction phase. He was further concerned that there would be no direct benefits for local residents in terms of reduced energy costs and confirmed he would not support the application.

Cllr Ian Halsall expressed the view that there would be benefits in terms of achieving net zero targets and that there would be appropriate mitigations. He recognised that there were moderate adverse impacts but these were outbalanced by the public benefits in terms of renewable energy production, biodiversity net gain and the creation of jobs.

Cllr Toby Simon concurred with this view and emphasised the importance of retaining good agricultural use alongside the development. He proposed that officers be delegated to permit the application with an addition to the Landscape and Ecological Management Plan to require details of agricultural /horticultural land uses such as animal grazing that would take place alongside the solar farm operation. This was seconded by Cllr Ian Halsall.

Cllr Tim Warren spoke against the motion expressing concern about the loss of agricultural land and questioning the long-term benefits of the development.

Cllr Fiona Gourley spoke in support of the motion and the proposal to ensure an ongoing agricultural use for the land alongside the development.

On voting for the motion, it was CARRIED (7 in favour and 3 against).

**RESOLVED** that officers be delegated to permit the application subject to the conditions set out in the report with an addition to the Landscape and Ecological Management Plan condition to require details of agricultural /horticultural land uses such as animal grazing that will take place alongside



the solar farm operation.

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

The Committee considered:

1. A report by the Head of Planning on the applications under the main applications list.
2. Oral statements by members of the public and representatives. A copy of the speakers' list is attached as Appendix 1 to these minutes.

**RESOLVED** that in accordance with the delegated powers, the applications be determined as set out in the main applications decisions list attached as Appendix 2 to these minutes.

(Cllr Paul Crossley and Tim Warren declared an interest and withdrew from the meeting during the following 3 items).

The Chair reported the procedure for considering the 3 Bath Recreation Ground applications as follows:

1. The Case Officer would introduce the 3 Bath Recreation Ground reports.
2. The public speakers would be called to speak on the applications and the speaking time would be combined.
3. Members would be invited to ask questions on the 3 applications.
4. There would be a separate debate and vote on each of the 3 applications.

1. **25/00791/VAR - Bath Rugby Club, Bath Recreation Ground, Pulteney Mews, Bathwick, Bath**
2. **25/00790/VAR - Bath Rugby Club, Bath Recreation Ground, Pulteney Mews, Bathwick, Bath**
3. **25/00789/VAR - Bath Rugby Club, Bath Recreation Ground, Pulteney Mews, Bathwick, Bath**

The Case Officer introduced the first report which considered application 25/00791/VAR for the variation of condition 1 and removal of condition 2 of application 24/01261/VAR to facilitate the retention of the existing temporary stands in situ through to May 2027 and facilitate the retention of the East Stand during both summer 2025 and 2026.

She confirmed the officers' recommendation that permission be granted subject to the conditions set out in the report.

The Case Officer introduced the second report which considered application 25/00790/VAR for the variation of condition 1 of application 21/05529/VAR to facilitate the retention of the existing temporary stands in situ through to May 2027.

She confirmed the officers' recommendation that permission be granted subject to the conditions set out in the report.

The Case Officer introduced the third report which considered application 25/00789/VAR for the variation of condition 1 of application 21/05528/VAR to facilitate the retention of the existing temporary stands in situ through to May 2027.

She confirmed the officers' recommendation that permission be granted subject to the conditions set out in the report.

The following public representations were received:

1. Ceris Humphries, Pultney Estate Residents Association and Rosemary Carne, local resident, objecting to the applications.
2. Tim Burden, agent, Tarquin McDonald Chief Executive of Bath Rugby and John Finn, Chief Executive, Bath Recreation Ltd, speaking in support of the applications.

Cllr Manda Rigby was in attendance as ward Councillor and read a statement summarised as below:

1. Temporary planning permission had originally been given to all stands with a condition that the east stand would be taken down during the summer.
2. The city of Bath had double heritage status, and the views should be protected.
3. Local residents supported the stand being taken down and views being restored during the summer.
4. The first application to retain the east stand during the summer was during the Covid pandemic and there were exceptional circumstances at that time.
5. While there was an argument for retaining the other temporary stands, there were no exceptional circumstances and no public good in retaining the east stand and it had always been intended that this would be taken down every year.
6. Reference was made to the carbon emissions associated with removing and reinstalling the stand, but extra events over the summer would also result in carbon emissions.

In response to Members' questions, it was confirmed:

1. The entire stadium was temporary. Very limited weight should be given to the upcoming application for a permanent solution as each application needed to be judged on its merits.
2. The stand was due to be removed for approximately 23% of the year which equated to 11-12 weeks. The removal and the reinstatement of the stand would take approximately 7 weeks and there would need to be a period of reseeded.
3. In response to concerns raised about flashing signs on the site, this was not part of this application.
4. If the applications were refused, any impact on planned events such as graduations would be an issue for the organisers to resolve.
5. The cost of removing and reinstalling the stand was not a material consideration. The public benefits were retaining the use of the toilet and bar facilities for various events and the avoidance of construction traffic and noise associated with the removal and reinstallation of the stands.
6. The west stand had not been removed in recent years.

**Debate and vote on item 1 - 25/00791/VAR - Bath Rugby Club, Bath Recreation Ground, Pulteney Mews, Bathwick, Bath**

Cllr Toby Simon opened the debate as ward Councillor. He expressed the view that there were benefits to the application such as increased public use and the avoidance of the disturbance of removing and reinstalling the stand and associated loss of car parking at the pavilion and leisure centre and that these outweighed the visual disbenefits. He also referred to the timescale for the stand to come down which had been narrowed to approximately 6 weeks allowing time for reseeded. He moved the officers' recommendation to permit the application subject to the conditions set out in the report.

Cllr Halsall seconded the motion and expressed the view that use of the recreation ground should be optimised all year round.

Cllr Fiona Gourley concurred with the view that the recreation ground should be used to its fullest extent for the benefit of more people.

Cllr Shaun Hughes stated that although he sympathised with objectors, he supported the motion due to the logistics involved in removing and reinstalling the stand.

On voting for the motion, it was CARRIED (8 in favour and 0 against - unanimous).

**Debate and vote on item 2 - 25/00790/VAR - Bath Rugby Club, Bath Recreation Ground, Pulteney Mews, Bathwick, Bath**

Cllr Toby Simon opened the debate as ward Councillor and expressed the view that 2 years was a reasonable time period. He moved the officers' recommendation to permit the application subject to the conditions set out in the report. This was seconded by Cllr Ian Halsall.

On voting for the motion, it was CARRIED (8 in favour and 0 against - unanimous).

**Debate and vote on item 3 - 25/00790/VAR - Bath Rugby Club, Bath Recreation Ground, Pulteney Mews, Bathwick, Bath**

Cllr Toby Simon opened the debate as ward Councillor and moved the officers' recommendation to permit the application subject to the conditions set out in the report. This was seconded by Cllr Ian Halsall.

On voting for the motion, it was CARRIED (8 in favour and 0 against - unanimous).

**RESOLVED** that the application be permitted subject to the conditions set out in the report.

(At this point in the meeting Cllrs Paul Crossley and Tim Warren returned to the Committee and Cllr Toby Simon left due to another Council commitment.)

**4. 24/03941/FUL - Ravenswell Lodge, Access Road to Ravenswell House, Charlcombe, Bath**

The Planning Officer introduced the report which considered an application for the erection of replacement rear extensions, landscaping and associated works to follow the partial demolition of Ravenswell Lodge.

He confirmed the officers' recommendation that the application be permitted subject to the conditions set out in the report.

The following public representations were received:

1. Lesley Craddock, local resident, objecting to the application.
2. Professor Robert Tavernor, applicant, supporting the application.

Cllr Mark Elliott was unable to attend as ward Councillor and a statement was read on his behalf as summarised as below:

1. He supported the property being updated and turned into a viable family home and recognised that the applicant had addressed some of the concerns raised by local residents.
2. He had asked for the application to be determined by committee due to it being a sensitive site in the Green Belt and the Cotswold National Landscape.
3. He was concerned about the proximity to Soper's Wood as this was an ancient woodland.
4. There was a contested enforcement notice around change of use of some surrounding agricultural land and woodland into residential land.
5. The original property had already been significantly extended so the proposal would see a significant increase in size from the original.
6. The residents of Ravenswell Cottage next door were concerned about the scale and mass of the building its effect on their residential amenity.
7. He recommended that the Committee undertake a site visit before making a decision.

In response to Members' questions, it was confirmed:

1. A bat survey had been undertaken and there were found to be bats roosting in the existing extension requiring a license to be secured in advance of the development. There had been a reduction in glazing in the proposed development to protect the bat flight corridor
2. Soper's Wood was an extensive woodland and part of A Site of Nature Conservation Interest (SNCI). There was also an extent of woodland in the applicant's ownership which did not form part of the SNCI.
3. Officers had accepted that there was a disproportionate increase in relation to the original property and therefore consideration was given to whether there were very special circumstances to allow the development in the green belt. It was noted that the replacement would not result in a material increase when compared to the current property.
4. In relation to the potential impact on the Scots Pine tree, the view of the Tree Officer was that the development could be constructed without impacting on the tree. Extra planting had also been secured as a condition to offset any potential damage to the tree in the long term.
5. Ravenswood Cottage was approximately 3m north of Ravenswood Lodge. The proposed extension pulled the built form of the host dwelling away from the northern boundary of the site. The two dwellings were on the same level and the land sloped to the east.

Cllr Tim Warren opened the debate and acknowledged the intention of the applicant to turn the property into a sustainable home and expressed the view that there would be sufficient screening to minimise the impact on the surrounding area. He moved the officers' recommendation to permit the application subject to the conditions set out in the report. This was seconded by Cllr Paul Crossley.

Cllr Shaun Hughes expressed reservations about the impact on the residential amenity on neighbouring properties and stated that he would support a site visit to understand the relationship between the development site and neighbouring properties, in particular Ravenswell Cottage.

Cllrs Fiona Gourley and Eleanor Jackson agreed that it would be useful to visit the site in advance of making a decision.

Cllr Tim Warren and Cllr Paul Crossley, as mover and seconder, confirmed that they were not willing to withdraw their motion to allow a further motion to come forward proposing a site visit and therefore a vote was taken on the motion to permit the application.

On voting for the motion, it was CARRIED (5 in favour and 4 against).

**RESOLVED** that the application be permitted subject to the conditions set out in the report.

#### **5. 25/01724/TCA - Audley House, Park Gardens, Lower Weston, Bath**

The Tree Officer introduced the report which considered a tree works notification in the conservation area.

She confirmed the officers' recommendation that no objection be raised to the works.

Cllr Ian Halsall moved the officers' recommendation. This was seconded by Cllr Tim Warren.

On voting for the motion, it was CARRIED (9 in favour and 0 against - unanimous).

**RESOLVED** that no objection be raised to the tree works.

#### **6. 25/01692/TCA - Audley House, Park Gardens, Lower Weston, Bath**

The Planning Officer introduced the report which considered a tree works notification in the conservation area.

She confirmed the officers' recommendation that no objection be raised to the works.

Cllr Paul Crossley moved the officers' recommendation. This was seconded by Cllr Tim Warren.

On voting for the motion, it was CARRIED (9 in favour and 0 against - unanimous).

**RESOLVED** that no objection be raised to the tree works.

### **11 NEW PLANNING APPEALS LODGED, DECISIONS RECEIVED AND DATES OF FORTHCOMING HEARINGS/INQUIRIES**

The Committee considered the appeals report.

**RESOLVED** that the report be noted.

The meeting ended at 2.50 pm

Chair .....

Date Confirmed and Signed .....

**Prepared by Democratic Services**

Bath & North East Somerset Council		
MEETING:	Planning Committee	AGENDA ITEM NUMBER <div></div>
MEETING DATE:	2nd July 2025	
RESPONSIBLE OFFICER:	Louise Morris - Head of Planning & Building Control	
TITLE: APPLICATIONS FOR PLANNING PERMISSION		
WARDS:	ALL	
BACKGROUND PAPERS:		
AN OPEN PUBLIC ITEM		

## BACKGROUND PAPERS

List of background papers relating to this report of the Head of Planning about applications/proposals for Planning Permission etc. The papers are available for inspection online at <http://planning.bathnes.gov.uk/PublicAccess/>.

- [1] Application forms, letters or other consultation documents, certificates, notices, correspondence and all drawings submitted by and/or on behalf of applicants, Government Departments, agencies or Bath and North East Somerset Council in connection with each application/proposal referred to in this Report.
- [2] Department work sheets relating to each application/proposal as above.
- [3] Responses on the application/proposals as above and any subsequent relevant correspondence from:
  - (i) Sections and officers of the Council, including:
    - Building Control
    - Environmental Services
    - Transport Development
    - Planning Policy, Environment and Projects, Urban Design (Sustainability)
  - (ii) The Environment Agency
  - (iii) Wessex Water
  - (iv) Bristol Water
  - (v) Health and Safety Executive
  - (vi) British Gas
  - (vii) Historic Buildings and Monuments Commission for England (English Heritage)
  - (viii) The Garden History Society
  - (ix) Royal Fine Arts Commission
  - (x) Department of Environment, Food and Rural Affairs
  - (xi) Nature Conservancy Council
  - (xii) Natural England
  - (xiii) National and local amenity societies
  - (xiv) Other interested organisations
  - (xv) Neighbours, residents and other interested persons
  - (xvi) Any other document or correspondence specifically identified with an application/proposal
- [4] The relevant provisions of Acts of Parliament, Statutory Instruments or Government Circulars, or documents produced by the Council or another statutory body such as the Bath and North East Somerset Local Plan (including waste and minerals policies) adopted October 2007

### **The following notes are for information only:-**

- [1] "Background Papers" are defined in the Local Government (Access to Information) Act 1985 do not include those disclosing "Exempt" or "Confidential Information" within the meaning of that Act. There may be, therefore, other papers relevant to an application which will be relied on in preparing the report to the Committee or a related report, but which legally are not required to be open to public inspection.

- [2] The papers identified or referred to in this List of Background Papers will only include letters, plans and other documents relating to applications/proposals referred to in the report if they have been relied on to a material extent in producing the report.
- [3] Although not necessary for meeting the requirements of the above Act, other letters and documents of the above kinds received after the preparation of this report and reported to and taken into account by the Committee will also be available for inspection.
- [4] Copies of documents/plans etc. can be supplied for a reasonable fee if the copyright on the particular item is not thereby infringed or if the copyright is owned by Bath and North East Somerset Council or any other local authority.

## INDEX

ITEM NO.	APPLICATION NO. & TARGET DATE:	APPLICANTS NAME/SITE ADDRESS and PROPOSAL	WARD:	OFFICER:	REC:
01	25/01643/FUL 20 June 2025	Kingley Properties Ltd Development Site Next To 2, Mayfields, Keynsham, Bath And North East Somerset, Conversion of roof void to form 2no 1 bed flats	Keynsham North	Ben Burke	PERMIT



## **REPORT OF THE HEAD OF PLANNING ON APPLICATIONS FOR DEVELOPMENT**

**Item No:** 01  
**Application No:** 25/01643/FUL  
**Site Location:** Development Site Next To 2 Mayfields Keynsham Bath And North East Somerset



**Ward:** Keynsham North      **Parish:** Keynsham Town Council      **LB Grade:** N/A

**Ward Members:** Councillor Alex Beaumont Councillor George Leach

**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 & Aerodrome,

**Applicant:** Kingley Properties Ltd

**Expiry Date:** 20th June 2025

**Case Officer:** Ben Burke

To view the case click on the link [here](#).

## **REPORT**

### **Committee Referral:**

Following the call-in made by Keynsham Town Council, the application was referred to the Chair and Vice Chair of the Planning Committee. It was determined that the application be decided at committee for the following reason:

#### **Cllr Tim Ball (Chair):**

After reviewing the application for 2 Mayfields, I feel that on balance, it should go to committee. The comments made by Keynsham Town Council regarding parking need to be thoroughly debated and further explained at the committee.

#### **Details of Location, Proposal, Background and Relevant History:**

The property concerned falls within a residential area to the west of Keynsham High Street and the town's short stay car parks. The property bounds an area of Scout and Guide huts to the north. Keynsham Conservation area is located beyond the site's east boundary; closest part being Keynsham High Street.

Application is for conversion of roof void to provide 2 1-bed flats. This follows a S73 application (24/02425/VAR), approved by committee, for variation of approved plans providing retrospective consent for erection of 2 front and rear dormer windows, as well as amendment of front curtilage to increase car parking provision from 2 to 3 spaces. Being a S73 application, which cannot change the approved description of development, this solely authorised these works and not the provision of further flats within the roof space.

#### **Relevant Planning History:**

DC - 17/01620/FUL - RF - 14 August 2017 - Erection of 4 flats adjacent to 2 Mayfields. Appeal dismissed 26 June 2018

DC - 19/00590/FUL - PERMIT - 7 June 2019 - Erection of 4no flats on land adjacent to 2 Mayfields

DC - 21/03535/VAR - PERMIT - 7 September 2021 - Variation of condition 11 (plans list) of application 19/00590/FUL (Erection of 4no flats on land adjacent to 2 Mayfields).

DC - 21/05172/VAR - PERMIT - 17 January 2022 - Variation of condition 11 (Plans List) of application 19/00590/FUL (Erection of 4no flats on land adjacent to 2 Mayfields)

DC - 24/02425/VAR - PERMIT - 21 November 2024 - Variation of condition 11 (Plans List (Compliance)) of application 21/05172/VAR Variation of condition 11 (Plans List) of application 19/00590/FUL (Erection of 4no flats on land adjacent to 2 Mayfields)).

## **SUMMARY OF CONSULTATIONS/REPRESENTATIONS**

### **Consultation Responses:**

#### **Keynsham Parish Council Objection:**

**RESOLVED:** To OBJECT on the following grounds:

(i) That based on the proposal the development constitutes an overdevelopment of the property. Bath & North East Somerset (B&NES) planning policy aims to prevent overdevelopment by ensuring that developments should be proportionate to the existing character and scale of the area.

(ii) That proposals should consider the impact on infrastructure including parking, in which this case will lead to serious parking implications for existing residents in this locality, together with the future proposed inhabitants of the two flats

Representations: 2 objections and 1 neutral comment.

Add to existing parking pressures  
Insufficient off-street parking proposed

Cllr Alan Hale: Why was this not part of the original application and would it have been approved? Additional vehicles will need to be accommodated in a restricted situation.

## **POLICIES/LEGISLATION**

The Development Plan for Bath and North East Somerset comprises:

- o Bath & North East Somerset Core Strategy (July 2014)
- o Bath & North East Somerset Placemaking Plan (July 2017)
- o Bath & North East Somerset Local Plan Partial Update (2023)
- o West of England Joint Waste Core Strategy (2011)
- o Made Neighbourhood Plans

## **CORE STRATEGY:**

The Core Strategy for Bath and North East Somerset was formally adopted by the Council on 10th July 2014. The following policies of the Core Strategy are relevant to the determination of this application:

CP6: Environmental Quality  
SD1: Presumption in favour of sustainable development

## **PLACEMAKING PLAN:**

The Placemaking Plan for Bath and North East Somerset was formally adopted by the Council on 13th July 2017. The following policies of the Placemaking Plan are relevant to the determination of this application:

D2: Local character and distinctiveness  
D5: Building design  
D6: Amenity

## **LOCAL PLAN PARTIAL UPDATE:**

The Local Plan Partial Update for Bath and North East Somerset Council was adopted on 19th January 2023. The Local Plan Partial Update has introduced a number of new policies and updated some of the policies contained within the Core Strategy and Placemaking Plan. The following policies of the Local Plan Partial Update are relevant to this proposal:

DW1: District Wide Spatial Strategy  
ST7: Transport requirements for managing development

## **SUPPLEMENTARY PLANNING DOCUMENTS:**

The following Supplementary Planning Documents (SPDs) are relevant to the determination of this application:

Transport and Development Supplementary Planning Document (January 2023)

## **NATIONAL POLICY:**

The National Planning Policy Framework (NPPF) was published in July 2021 and is a material consideration. Due consideration has been given to the provisions of the National Planning Practice Guidance (NPPG).

## **LOW CARBON AND SUSTAINABLE CREDENTIALS**

The policies contained within the development plan are aimed at ensuring development is sustainable and that the impacts on climate change are minimised and, where necessary, mitigated. A number of policies specifically relate to measures aimed at minimising carbon emissions and impacts on climate change. The application has been assessed against the policies as identified and these have been fully taken into account in the recommendation made.

## **OFFICER ASSESSMENT**

### **PRINCIPLE OF RESIDENTIAL DEVELOPMENT:**

The site is within the Housing Development boundary/ built up area of Keynsham where the principle of development is acceptable subject to other material planning considerations discussed below.

### **HIGHWAYS SAFETY AND PARKING:**

Policy ST7 of the Local Plan Partial Update has regard to transport requirements for managing development. It sets out the policy framework for considering the requirements and the implications of development for the highway, transport systems and their users. The Transport and Development Supplementary Planning Document expands upon policy ST7 and includes the parking standards for development.

The original application (19/00590/FUL) approved 4 1-bed flats and provided 2 off-street parking spaces. The parking standards at the time were contained in policy ST7 of the Placemaking Plan and required 1 space per 1 bedroom dwelling. An Accessibility Assessment was submitted at the time which, due to the development's sustainable location, allowed for a 50% provision reduction to 2 parking spaces. The parking standards are now contained within the Transport and Development Supplementary Planning Documents (T&D SPD) which, for Keynsham, is consistent with the previous standard.

The proposal is for 2 additional 1-bedroom flats for which the parking standard is 1 per unit equating to 2 additional spaces. A variation to provide an additional car parking space, resulting in 3 spaces, was approved under the previous S73 application. Provision of 1 space amounts to a significant reduction in the required parking provision. However,

the T&D SPD allows for a significant reduction in the standard where it is demonstrated, through completion of the Councils Accessibility Assessment Questionnaire, that the sustainability of the location justifies a reduction. The submitted parking standards Accessibility Statement provides for a 75-100% potential discount from the standard. Given, this a 50% reduction of the standard through provision of 1 space is justified. The parking standards require 2 cycle parking spaces per 1 bedroom unit, equating to 4 spaces which are indicated on the drawings.

With regard to the above, the means of access is unchanged and parking arrangements are acceptable and maintain highway safety standards. The proposal accords with policy ST7 of the Local Plan Partial Update, the Transport and Development Supplementary Planning Document (2023), and part 9 of the NPPF.

#### DESIGN, CHARACTER AND APPEARANCE:

Policy D2 of the Placemaking Plan has regard to the character and appearance of a development and its impact on the character and appearance of the host building and wider area. Development proposals will be supported, if amongst other things they contribute positively to and do not harm local character and distinctiveness.

The only external changes proposed are the introduction of a further 2 bicycle stores and expanded refuse and recycling storage at the rear. Consent was granted for the two front and rear dormer windows under 24/02425/VAR as well as amendment of front curtilage to increase car parking. The minor external changes proposed result in no harm to the character and appearance of the host building and wider area. Therefore, the proposal is consistent with the above policy.

#### RESIDENTIAL AMENITY:

Policy D6 sets out to ensure developments provide an appropriate level of amenity space for new and future occupiers, relative to their use and avoiding harm to private amenity in terms of privacy, light and outlook/overlooking.

The committee report for the previous S73 application commented that should 2 flats be provided in the roof space, subject to gaining planning permission, they would result in no harm to neighbour amenity due to the separation distances to neighbouring residential properties. There have been no changes in circumstance that would result in officers coming to a different view on this matter.

The one-bedroom flats are smaller than the others in the building, due to the constraints of the roof space, but are of an adequate size and provide an acceptable level of amenity for future occupiers. Therefore, the proposal accords with policy D6 of the Placemaking Plan and part 12 of the NPPF.

#### OTHER MATTERS:

Keynsham Town Council's first objection point concerns overdevelopment of the property. This is not considered to be the case as the scheme is for conversion/change of use, resulting in no extensions or external alteration to the existing building. Furthermore, the flats are of an adequate size and policy compliant parking is provided.

There is no requirement for renewable energy measures as the application, involving the conversion of an existing building to provide 2 new residential units and therefore planning units, is exempt from policy SCR6 and the Sustainable Construction Checklist.

#### PUBLIC SECTOR EQUALITY DUTY:

In reaching its decision on a planning application the Council is required to have regard to the duties contained in section 149 of the Equality Act 2010, known collectively as the public sector equality duty.

Section 149 provides that the Council must have due regard to the need to:

- (a) eliminate discrimination, harassment, victimisation
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

(3) Having due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to:

- (a) remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;
- (b) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it;

Protected characteristics include disability. In reaching its decision on a planning application the Council is required to have regard to the duties contained in section 149 of the Equality Act 2010, known collectively as the public sector equality duty. Section 149 provides that the Council must have due regard to the need to:

- (a) eliminate discrimination, harassment, victimisation
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Officers have had due regard to these matters when assessing this application and have concluded that neither the granting nor the refusal of this application would be likely to have an impact on protected groups and, therefore, that these considerations would not weigh in favour of or against this application.

#### CONCLUSION:

There is adequate parking provision for the proposal. It will not result in significant harm to the amenity of neighbours and the flats provide an acceptable living environment for future occupants. Therefore, the application complies with the relevant planning policies, as outlined above, and is recommended for approval. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the decision of whether to grant planning permission must be made in accordance with the development plan unless material considerations indicate otherwise. The proposal complies with the relevant local plan

policies, as outlined above, and therefore complies with the development plan, as a whole, consistent with the above legislation.

## **RECOMMENDATION**

PERMIT

## **CONDITIONS**

### **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 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:**

1 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 LAYOUIUT
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

### **2 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](http://www.planningportal.co.uk) or post to Planning Services, Lewis House, Manvers Street, Bath, BA1 1JG.

### **3 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.

### **4 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.

### **5 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 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)

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<b>Bath &amp; North East Somerset Council</b>		
MEETING:	<b>Planning Committee</b>	<div>AGENDA ITEM NUMBER</div>
MEETING DATE:	<b>2<sup>nd</sup> July 2025</b>	
RESPONSIBLE OFFICER:	Louise Morris - Head of Planning & Building Control	
TITLE:	<b>NEW PLANNING APPEALS, DECISIONS RECEIVED AND DATES OF FORTHCOMING HEARINGS/INQUIRIES</b>	
WARD:	ALL	
BACKGROUND PAPERS:	None	
<b>AN OPEN PUBLIC ITEM</b>		

## APPEALS LODGED

**App. Ref:** 25/00204/FUL  
**Location:** Larkspur Rise House 22 Innox Grove Englishcombe Bath Bath And North East Somerset  
**Proposal:** Loft conversion with addition of rear dormer  
**Decision:** REFUSE  
**Decision Date:** 30 April 2025  
**Decision Level:** Delegated  
**Appeal Lodged:** 30 May 2025

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**App. Ref:** 24/03253/FUL  
**Location:** Somerset Cottage 14 Somerset Lane Lansdown Bath Bath And North East Somerset  
**Proposal:** Installation of rear dormer to detached garage and pv panels to front. Installation of timber driveway gates. Repairs to existing front boundary wall with new gated entrance relocated. Installation of dormers to front of dwelling, porch canopy, pv panels to front elevation, enlargement of rear dormer and pv panels to dormer roof. Proposed side extension. Alterations to front elevation of existing outbuilding.  
**Decision:** REFUSE  
**Decision Date:** 14 March 2025  
**Decision Level:** Delegated  
**Appeal Lodged:** 4 June 2025

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**App. Ref:** 24/02245/FUL  
**Location:** 105 Holcombe Close Bathampton Bath Bath And North East Somerset BA2 6UR  
**Proposal:** Erection of single and two storey side extensions, addition of new flat roof dormers to existing property roof and associated external works.  
**Decision:** REFUSE  
**Decision Date:** 13 March 2025  
**Decision Level:** Planning Committee  
**Officer Recommendation:** PERMIT  
**Appeal Lodged:** 5 June 2025

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## APPEALS DECIDED

**App. Ref:** 23/04688/FUL  
**Location:** Augusta Norton Lane Norton Malreward Bristol Bath And North East Somerset  
**Proposal:** Replacement of existing outbuilding to a 3 bedroom dwelling, associated adjustments to the existing vehicular access and landscaping.  
**Decision:** REFUSE  
**Decision Date:** 20 September 2024  
**Decision Level:** Delegated  
**Appeal Lodged:** 17 February 2025  
**Appeal Decision:** Appeal Dismissed  
**Appeal Decided Date:** 9 June 2025

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**App. Ref:** 24/04493/VAR  
**Location:** 23 Kelston Road Newbridge Bath Bath And North East Somerset BA1 3QH  
**Proposal:** Variation of condition 7 (Plans List) of application 23/01633/FUL (Erection of single storey and three storey side extension following demolition of existing single storey side extension).  
**Decision:** REFUSE  
**Decision Date:** 30 January 2025  
**Decision Level:** Delegated  
**Appeal Lodged:** 9 April 2025  
**Appeal Decision:** Appeal Dismissed  
**Appeal Decided Date:** 10 June 2025

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**App. Ref:** 24/00360/FUL  
**Location:** Staddle Stones 5 Saltford Court Saltford Bath And North East Somerset BS31 3EB  
**Proposal:** Erection of two storey side extension, new front gable facade, first floor rear balcony and associated works.  
**Decision:** REFUSE  
**Decision Date:** 3 July 2024  
**Decision Level:** Planning Committee  
**Officer Recommendation:** PERMIT  
**Appeal Lodged:** 20 September 2024  
**Appeal Decision:** Appeal Dismissed  
**Appeal Decided Date:** 12 June 2025

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**App. Ref:** 24/01202/FUL  
**Location:** The Hollies Hillcrest Pensford Bristol Bath And North East  
Somerset  
**Proposal:** Erection of 3 bedroom bungalow on the gardens of The Hollies.  
**Decision:** REFUSE  
**Decision Date:** 21 November 2024  
**Decision Level:** Planning Committee  
**Officer Recommendation:** REFUSE  
**Appeal Lodged:** 13 February 2025  
**Appeal Decision:** Appeal Dismissed  
**Appeal Decided Date:** 12 June 2025

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**App. Ref:** 24/02968/AGRN  
**Location:** Parcel 2300 Brinscombe Lane Wellow Bath Bath And North East  
Somerset  
**Proposal:** Erection of agricultural storage building.  
**Decision:** REFUSE  
**Decision Date:** 30 August 2024  
**Decision Level:** Delegated  
**Appeal Lodged:** 5 February 2025  
**Appeal Decision:** Appeal Dismissed  
**Appeal Decided Date:** 12 June 2025

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