

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