

## **Cabinet Single-Member Decisions and Responses to Recommendations from PDS Panels**

published from 3<sup>rd</sup> September until 4<sup>th</sup> November 2025

Further details of each decision can be seen on the Council's Single-member Decision Register at <http://democracy.bathnes.gov.uk/mgDelegatedDecisions.aspx?&dm=3>

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### **Public consultation on draft character appraisal, proposed boundary changes and management proposals for Radstock Conservation Area**

A draft conservation area character appraisal and management proposals have been prepared for the Radstock Conservation Area, including proposed changes to the boundary. Public consultation needs to take place on these proposals. Once finalised the appraisal will support development management decisions regarding the conservation and enhancement of local character, as well as informing current and future council strategies for this area.

**Decision Maker:** Cabinet Member for Communications and Community

**Decision published:** 27/10/2025

**Effective from:** 04/11/2025

**Decision:**

To agree that a six-week public consultation takes place from November 2025 on the draft Radstock Conservation Area Character Appraisal, including proposed boundary changes and management proposals.

**Wards affected:** Bathavon South; Peasedown; Radstock; Westfield

**Lead officer:** Paula Freeland

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### **Somer Valley Draft Design Code Supplementary Planning Document**

To facilitate the delivery of high-quality development in the Somer Valley a design code is being prepared which it is intended to adopt as a Supplementary Planning Document (SPD). The design code sets out the design requirements for new housing within the Somer Valley which would include the wards of Midsomer Norton North, Midsomer Norton Redfield, Paulton, Peasedown, Radstock and Westfield.

The code has been prepared following engagement with stakeholders and parish and town councils. It is intended that the code will be used alongside and to supplement the current adopted Development Plan and the emerging Local Plan to influence the design of housing developments. This report seeks approval of the draft Design Code SPD for public consultation.

**Decision Maker:** Cabinet Member for Built Environment, Housing and Sustainable Development

**Decision published:** 06/10/2025

**Effective from:** 14/10/2025

**Decision:**

(1) To agree that the draft Somer Valley Design Code Supplementary Planning Document (SPD) for public consultation is issued for statutory consultation under Regulation 12(b) of the Town and Country Planning (Local Planning)(England) Regulations 2012.

(2) To delegate authority to the Head of Planning to make any necessary editorial changes, in consultation with the Cabinet Member for Built Environment, Housing and Sustainable Development, prior to consultation on the draft Somer Valley Design Code SPD.

**Wards affected:** Midsomer Norton North; Midsomer Norton Redfield; Paulton; Peasedown; Radstock; Westfield

**Lead officer:** Richard Daone

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## **Estate Rationalisation, Bath**

Bath & North East Somerset Council is implementing an Estate Rationalisation project to improve service efficiency, reduce property costs, and support its capital investment programme.

A key part of this initiative is the proposed sale of Lewis House, which will generate capital receipts and save the Council in running costs. To enable the disposal, Council services currently based at Lewis House will be relocated to refurbished facilities at the Guildhall, Parkside, and Pixash.

The project includes a £2.69m investment to upgrade these sites, with sustainability improvements at Parkside supporting the Council's 2030 Decarbonisation targets.

This rationalisation supports the Council's long-term goals of financial sustainability, improved service delivery, and environmental responsibility.

**Decision Maker:** Cabinet Member for Economic and Cultural Sustainable Development

**Decision published:** 01/10/2025

**Effective from:** 09/10/2025

**Decision:**

(1) To approve the relocation of operational services currently based at Lewis House. The Housing Welfare and Advice Service (HWAS), Safeguarding/Case Conferences, and Youth Justice will move to the Guild Area of the Guildhall. The Mail Room, CCTV, Emergency Planning, and Environmental Protection/Safety Standards will be relocated to Parkside. Taxi Licensing will be transferred to Pixash.

(2) To approve an increase in the Asset Rationalisation capital programme from £60k to £2.69m. This funding will support refurbishment work at both the Guildhall and Parkside and includes a £140k repayment to the Project Initiation Fund as well as a £50k transfer from the Security Surveillance Hub Plan budget.

**Wards affected:** Kingsmead

**Lead officer:** Jennifer Raagas

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**Keynsham Town Centre Regeneration Action Plan**

To endorse the Keynsham Town Centre Regeneration Action Plan as a basis for decision making and funding bids in order to seek to deliver the priority projects.

**Decision Maker:** Cabinet Member for Economic and Cultural Sustainable Development

**Decision published:** 01/10/2025

**Effective from:** 09/10/2025

**Decision:**

To endorse the Keynsham Town Centre Regeneration Action Plan as a basis for decision making and funding bids in order to seek to deliver the priority projects.

**Wards affected:** Keynsham North

**Lead officer:** Caroline Lightfoot

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**Land (Stanton Drew Play Area), The Drive, Stanton Drew, Bristol BS39 4DQ - Community Asset Transfer**

Agree the land at The Drive (aka Stanton Drew Play Area) is a suitable asset for transfer to Stanton Drew Parish Council, by way of Community Asset Transfer.

**Decision Maker:** Cabinet Member for Economic and Cultural Sustainable Development

**Decision published:** 01/09/2025

**Effective from:** 09/09/2025

**Decision:**

(1) To determine that the subject asset be transferred to Stanton Drew Parish Council via a Community Asset Transfer.

(2) To delegate to the Head of Corporate Estate, in Consultation with the Section 151 Officer, the power to enter a Community Asset Transfer.

**Wards affected:** Chew Valley

**Lead officer:** Glenn Chinnock

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### **Abbot Alphege Academy, Beckford Drive Lansdown Bath - New leases for commissioned services at less than best consideration**

The Single Member Decision report sets out the rationale to grant 2 new Alternative Provision school leases at Abbot Alphege on terms at less than best consideration.

**Decision Maker:** Cabinet Member for Economic and Cultural Sustainable Development

**Decision published:** 01/09/2025

**Effective from:** 09/09/2025

**Decision:**

To delegate authority to the Head of Corporate Estates to grant two leases at less than best consideration, with a combined undervalue not exceeding £112,600 per year, based on the outlined terms. This includes a new three-year lease to Midsomer Norton Schools Partnership (MNSP) for the ground floor at Abbot Alphege School at nil rent, where tenants will cover service charges and utilities up to a capped amount, and a new three-year lease with annual break clauses to The Partnership Trust (TPT) for the first floor, also at nil rent, with service charges and utilities paid by the tenant but similarly capped.

**Wards affected:** Lansdown

**Lead officer:** James Young

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### **Amendments to Development Facility Loan Agreement for Aequus Construction Ltd and Aequus Developments Ltd**

Some amendments are required to the Council's Development Facility Loan Agreement for the Council's wholly owned housing company:

- to update the market rate of interest rate to take into account the UK subsidy control framework
- to update the total loan commitment amount to align to the recently approved Aequus Strategic Business Plan 2024-30 and the associated provision for loans included in the Council's 5 Year Capital Programme
- to reaffirm the delegation of future decisions on the loan agreements and the granting of specific loans to Aequus to the S151 Officer and CX in consultation with the Cabinet Member for Resources and the Cabinet Member for Built Environment, Housing and Sustainable Development

**Decision Maker:** Cabinet Member for Resources

**Decision published:** 27/08/2025

**Effective from:** 04/09/2025

**Decision:**

The Cabinet Member agrees that:

(1) The change to the market rate of interest used in the Development Facility Loan Agreement, taking into account the UK subsidy control framework, is approved.

(2) The total loan commitment amount reflected in the loan agreement is updated to align to the recently approved Aequus Strategic Business Plan 2024-30 and the associated provision for loans included in the Council's 5 Year Capital Programme in line with the February 2025 Council Budget Report.

(3) The delegation of future decisions on the loan agreements and the granting of specific loans to Aequus is updated to the S151 Officer in consultation with the Cabinet Member for Resources.

**Wards affected:** All Wards

**Lead officer:** Gary Adams

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