

BATH AND NORTH EAST SOMERSET

CABINET

These minutes are draft until confirmed as a correct record at the next meeting.

Thursday 11th September 2025

Present:

Councillor Kevin Guy	Leader of the Council, LD Group Leader, Member Advocate for Armed Forces and Veterans
Councillor Mark Elliott	Deputy Council Leader (non-statutory) and Cabinet Member for Resources
Councillor Joel Hirst	Cabinet Member for Sustainable Transport Strategy
Councillor Paul May	Cabinet Member for Children's Services
Councillor Matt McCabe	Cabinet Member for Built Environment, Housing and Sustainable Development
Councillor Manda Rigby	Cabinet Member for Communications and Community
Councillor Paul Roper	Cabinet Member for Economic and Cultural Sustainable Development
Councillor Sarah Warren	Deputy Council Leader (statutory) and Cabinet Member for Sustainable Bath and North East Somerset

16 WELCOME AND INTRODUCTIONS

The Chair welcomed everyone to the meeting.

17 EMERGENCY EVACUATION PROCEDURE

The Senior Democratic Services Officer read out the emergency evacuation procedure.

18 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs Alison Born and Lucy Hodge.

19 DECLARATIONS OF INTEREST

There were no declarations of interest.

20 TO ANNOUNCE ANY URGENT BUSINESS AGREED BY THE CHAIR

There was no urgent business.

21 QUESTIONS FROM PUBLIC AND COUNCILLORS

There were 10 questions from Councillors and 17 questions from members of the public.

[Copies of the questions and responses, including supplementary questions and responses if any, have been placed on the Minute book as Appendix 1 and are available on the Council's website.]

22 STATEMENTS OR PETITIONS FROM PUBLIC OR COUNCILLORS

There were no statements from members of the public or councillors.

23 MINUTES OF PREVIOUS CABINET MEETING - 10TH JULY 2025

RESOLVED that the minutes of the meeting held on Thursday 10th July 2025 be confirmed as a correct record and signed by the Chair.

24 CONSIDERATION OF SINGLE MEMBER ITEMS REQUISITIONED TO CABINET

No single member items were requisitioned to Cabinet.

25 MATTERS REFERRED BY POLICY DEVELOPMENT AND SCRUTINY BODIES

No matters were referred by Policy Development and Scrutiny Panels.

26 SINGLE MEMBER CABINET DECISIONS TAKEN SINCE PREVIOUS CABINET MEETING

The Cabinet agreed to note the report.

27 B&NES HOMES PROGRAMME - ENGLISHCOMBE LANE SUPPORTED HOUSING SCHEME

Cllr Matt McCabe, Cabinet Member for Built Environment, Housing and Sustainable Development, introduced the report, moved the officer recommendation and made the following points:

- The proposed development is not just policy compliant—it is award-winning and designed to meet critical local needs.
- The improved design replaces a previously approved 37-home scheme with a less dense, more sensitive plan based on community feedback.
- The development offers housing for 16 vulnerable residents, including individuals with autism or learning difficulties, and young people transitioning from children's services.
- The onsite services are designed with care professionals to provide a quiet, low-stimulus environment and onsite support for independent living.
- Despite a lack of national protection for local Tufa flushes, the scheme treats ecological features as assets, achieving a 20% biodiversity net gain—double the policy requirement.
- The scheme has received national recognition being shortlisted in the Design in Mental Health Awards and winning both a National Planning Award and National Design Award.
- The scheme was heavily shaped by local input. Residents who demanded a better alternative were heard and their feedback directly influenced the

redesign. There will be continuing community involvement during the build-out phase.

- Cllr McCabe thanked Homes England, council officers, and residents for their contributions to the scheme's success.

Cllr Paul May seconded the motion. He expressed support for the development and emphasised its importance for adults with complex needs. He highlighted the scheme's planning approval and budget authorisation as a vital step toward addressing a local shortage of supported living accommodation. The housing is designed to offer a peaceful, accessible environment with onsite care, enabling residents to live independently while staying close to their families and avoiding costly placements outside the area.

Cllr Mark Elliott also expressed support for the scheme. He noted that it would help to reduce financial pressure on Adult Services and would also improve the provision for those vulnerable people with complex needs for whom the Council has a statutory and moral duty to support. It also represents the best option available from an environmental perspective.

Cllr Joel Hirst welcomed the evolution of the housing scheme for this site. The Cabinet and officers have listened carefully to the concerns of residents regarding the original scheme. The new scheme is integrated into the community making it easier to access local amenities. The goal is to create a peaceful living environment for residents with high needs to be able to live as independently as possible.

RESOLVED (unanimously):

- (1) To implement the development, composed of 16 units of specialist supported housing, as approved in planning application reference number 24/01168/REG03, or its successors in function.
- (2) To delegate authority to the Director of Capital and Housing Delivery to accept Homes England Grant, associated with the development, and other relevant significant delivery decisions.

28 SOMER VALLEY ENTERPRISE ZONE (SVEZ) LOCAL DEVELOPMENT ORDER (LDO) AMENDMENT

Cllr Paul Roper, Cabinet Member for Economic and Cultural Sustainable Development, introduced the report, moved the officer recommendation and made the following points:

- Cllr Roper highlighted the work of the Regeneration Team to provide the Somer Valley Enterprise Zone (SVEZ) to encourage investment and regeneration to this area of North East Somerset. The team is working alongside Midsomer Norton Town Council and WECA to deliver this project.
- The SVEZ is an example of doing something difficult and challenging to create jobs for the local area. The scheme will bring around 1,000 new jobs to the Somer Valley.

- A decision is required to make a technical change to a roundabout and footpath. The road network will also be upgraded to provide safe travel routes.

Cllr Sarah Warren seconded the motion and noted that this is an important project providing local jobs alongside sustainable travel options.

RESOLVED (unanimously):

- (1) To adopt an amendment to the Somer Valley Enterprise Zone (SVEZ) Local Development Order (LDO) recommended by the Local Planning Authority, to meet the aims of policy SSV9 of the Local Plan, and to ensure compliance with relevant highway standards and guidance. The LDO amendment relates to condition 5 (supporting documents) and condition 12 (highway approved plans). It is proposed to adopt revised plans for the Thicket Mead roundabout and A362 works adjacent to Sunnyside. A minor revision to the LDO boundary for the off-site highways works at Sunnyside is proposed. The wording of condition 12 is proposed to be amended to remove its status as a 'fixed compliance' condition.
- (2) To delegate to the Director of Capital & Housing Delivery, in consultation with the Cabinet Member for Economic and Cultural Sustainable Development, the authority to adopt future amendments to the LDO as approved under Decision E3486. Such amendments shall be limited to those within the remit of section 96A and 73 of the Town and Country Planning Act 1990.

29 TREASURY MANAGEMENT MONITORING REPORT TO 30TH JUNE 2025

Cllr Mark Elliott, Cabinet Member for Resources, introduced the item, moved the officer recommendation and made the following points:

- The report describes a positive financial performance.
- The operational investment returns slightly exceeded the benchmark rate.
- Interest and capital financing costs are forecast to be £175k under budget, offering relief to the revenue budget.
- The upcoming "Fair Funding Review" by central government may negatively impact Bath & North East Somerset, making budget savings especially valuable.
- Borrowing increased by £3.5 million, totalling just under £280 million. This is standard practice for funding capital projects and is not unusual or excessive.
- The Capital Financing Requirement is forecast at £441.8 million, representing total planned capital scheme funding needs. Actual borrowing remains well below this figure due to prudent financial management.
- Cllr Elliott commended officers for effectively managing cash, investments and borrowing and prioritising use of reserves before taking on new debt. Performance indicators show that the council is within limits on all seven key Treasury Management Indicators.

Cllr Joel Hirst seconded the motion. He stated that the report shows that the Council has control over borrowing and takes an excellent approach to

investments. B&NES has been consistent at balancing the budget and managing finances well, which means that it is better able to deliver for residents.

RESOLVED (unanimously):

- (1) To note the Treasury Management Report to 30th June 2025, prepared in accordance with the CIPFA Treasury Code of Practice.
- (2) To note the Treasury Management Indicators to 30th June 2025.

The meeting ended at 6.52 pm

Chair _____

Date Confirmed and Signed _____

Prepared by Democratic Services