

BATH AND NORTH EAST SOMERSET COUNCIL

Development Control Committee

30 March 2012

**OBSERVATIONS RECEIVED SINCE THE PREPARATION OF THE MAIN
AGENDA**

LAND AT FORMER FULLERS EARTH WORKS, FOSSEWAY, COMBE HAY,
BATH

POLICY UPDATE

National Planning Policy Framework (NPPF) – March 2012

On 27th March 2012 the Government published the NPPF.

The NPPF policies apply immediately and are therefore material considerations even though the continuation of the plan led approach is confirmed. There is a “presumption in favour of sustainable development” which it explains should be the “golden thread” running through plan making and decision-taking. In most respects in relation to this case, previous government advice is re-affirmed but in some instances simplified.

The NPPF does not materially affect the recommendations in the main agenda report.

REPRESENTATIONS

A letter has been received from a local resident raising the following matters:

- Lack of responses about real concerns to do with a potential residual waste site;
- The sky-line is altered by the piles of spoil and rubbish,
- There are night time fires omitting foul smelling smoke, loud industrial vehicle beepers throughout the day,
- Concern about aquifers and springs,
- Off road motor cycling takes place on land adjoining the site during evenings and weekends with a track and in the last 7 or more ears never completely stopped. At times the noise is so loud that you can't talk to person next to you.
- By not enforcing against illegal and anti-social activities and instead of a residual waste site which is not needed, the beautiful countryside is being left to the mercy of the current site owners.
- The council need to get the site completely cleared up, stop harassment of its neighbours and ensure the B2 use is contained within the official area only,

Another e-mail from another resident explained concerns about:

- there being no new material to base new representations on,
- that the committee should not be in the dark about true activities taking place at the site for another meeting; and
- that it is clear that the time left to protect the green belt, local communities and wildlife is being bled dry in the deluded belief that an approved plan will be in place by 1 February 2013.

RESPONSES TO REPRESENTATIONS

The representations are addressed by the current and previous reports.

THE USE OF LAND FOR MOTOR CYCLES

The Council has received complaints with regard to the use of land by motor cycles. These complaints are under investigation and do not affect the recommendations in the main agenda report.