

Bath & North East Somerset Council

MEETING: Development Control Committee

MEETING DATE: 5th June 2013

AGENDA
ITEM
NUMBER

RESPONSIBLE OFFICER: Lisa Bartlett, Development Control Manager,
Planning and Transport Development (Telephone:
01225 477281)

TITLE: NEW PLANNING APPEALS, DECISIONS RECEIVED AND DATES OF
FORTHCOMING HEARINGS/INQUIRIES

WARD: ALL

BACKGROUND PAPERS: None

AN OPEN PUBLIC ITEM

APPEALS LODGED

App. Ref: 10/05199/EFUL
Location: Stowey Quarry Stowey Road Stowey Bristol
Proposal: Restoration of Stowey Quarry by landfilling of Stable Non Reactive Hazardous Waste (SNRHW) including asbestos and inert wastes and that the application is accompanied by an environmental statement
Decision: REFUSE
Decision Date: 1 October 2012
Decision Level: Planning Committee
Appeal Lodged: 25 April 2013

App. Ref: 12/05279/FUL
Location: Parcel 9181 Wick Road Bishop Sutton Bristol
Proposal: Erection of 41 no. two, three, four and five bedroom dwellings including 14 no. affordable housing units along with the provision of informal public open space, vehicular access from the A368, landscaping and drainage.
Decision: REFUSE
Decision Date: 20 March 2013
Decision Level: Planning Committee
Appeal Lodged: 25 April 2013

App. Ref: 12/05504/FUL
Location: 78 Purlewent Drive Upper Weston Bath BA1 4BA
Proposal: Installation of a rear dormer.
Decision: REFUSE
Decision Date: 27 February 2013

Decision Level: Delegated
Appeal Lodged: 30 April 2013

App. Ref: 12/05653/FUL
Location: Thyme Barn School Place Claverton Bath
Proposal: Erection of a new garage and glazed link.
Decision: REFUSE
Decision Date: 28 March 2013
Decision Level: Chair Referral
Appeal Lodged: 8 May 2013

App. Ref: 13/00186/AR
Location: 11 Fortescue Road Radstock BA3 3PJ
Proposal: Display of 6no. advertising boards in shop window (Regularisation)
Decision: REFUSE
Decision Date: 25 March 2013
Decision Level: Delegated
Appeal Lodged: 10 May 2013

App. Ref: 12/04456/FUL
Location: Lloyds Tsb Bank Plc 2 Silver Street Midsomer Norton BA3 2HB
Proposal: Erection of 4no. terraced dwellings on land to the North East of No. 2 Silver Street.
Decision: REFUSE
Decision Date: 22 January 2013
Decision Level: Chair Referral
Appeal Lodged: 13 May 2013

App. Ref: 12/03936/FUL
Location: Former Besley Hill Estate Agents Bristol Road Farrington Gurney Bristol BS39 6TG
Proposal: Conversion of office (B1) to flat (C3).
Decision: REFUSE
Decision Date: 5 November 2012
Decision Level: Delegated
Appeal Lodged: 15 May 2013

App. Ref: 12/05171/OUT
Location: Bathway House 144 London Road West Lower Swainswick Bath BA1 7DD
Proposal: Erection of 1no. dwelling.
Decision: REFUSE
Decision Date: 13 February 2013
Decision Level: Delegated
Appeal Lodged: 16 May 2013

APPEAL DECISIONS

App. Ref: 12/02155/LBA
Location: 1a Oak Street, Bath, BA2 3BR
Proposal: Replacement of aluminium single glazed windows with softwood timber double glazed vertical sliding sash window units
Decision: Refuse
Decision Date: 28 August 2013
Decision Level: Refuse
Appeal Decision: Dismiss

Summary:

The inspector stated that the replacement windows would have a harmful effect on the special architectural and historic interest of the listed building, on its setting in the street and on the distinctive character and appearance of the Conservation Area.

She considered that the double glazed units would lack the detailing commensurate with the listed building status and also result in the reflective double image which occurs with this form of glazing. She also found no public benefits to weigh against it and concluded that the appeal should be dismissed.

App. Ref: 12/03605/FUL
Location: 1 Kempthorne Lane, Bath
Proposal: Erection of a two storey extension.
Decision: **Refused**
Decision Date: **08.11.2012**
Decision Level: **Delegated**
Appeal Decision: **Dismiss**

Summary:

The application was originally refused due to the impact on the character of the area and the adjacent Listed Building as well as the unacceptable impact on a neighbouring property.

In Inspector agreed with the proposal having an unacceptable impact on the character of the area and that it would upset the careful arrangement of the built form to open space that exists and that the building would harm the setting of the Listed Building being too large and dominant.

The Inspector concluded that the loss of light to the neighbouring property would not be a significant concerns. However the Inspector was concerned about the level of overlooking that would be introduced and did not consider that obscure glazing would be a suitable way of mitigating against this.

To conclude, the Inspector considered that the proposal would harm the character and appearance of the area and the setting of the listed building, contrary to policies D4 and BH2 of the Bath and North East Somerset Local Plan (2007), and would harm the amenities of the occupiers of Barley Cottage, contrary to policy D2.
