

**BATH AND NORTH EAST SOMERSET COUNCIL**

**Development Control Committee**

**5<sup>th</sup> June 2013**

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

**Item No 03                    13/01529/FUL**  
**Address                      169 Newbridge Hill, Newbridge, Bath**

**Additional Submissions by the applicant**

Since the main agenda report the applicant has made further submissions which

- a) reposition the upper window to the communal lounge from the south to the east elevation ( as referred to in the main agenda report)
  
- b) reduce the height of the roof to bring the ridge approximately 1 metre lower than the original submission.

It is not considered necessary to re-consult or re-advertise the receipt of amended drawings as they do not raise any new issues or change the description of the proposal.

**REPRESENTATIONS**

**Consultee Comments**

Highway Officer additional comments made 28<sup>th</sup> May 2013

I note concerns have been raised in respect of the impact of additional commercial vehicle movements to the site i.e. those from service vehicles, deliveries, ambulances etc.

In respect of ambulances, access will be available to the main entrance via the access to the west of the site.

Regarding all other servicing needs I would not anticipate the demands of the proposed additional 11 beds would be significantly more than that required for the existing 20-bed facility. An increase is quite possible, but certainly not as much as the 55% increase in occupancy, and the impact could not be described as either severe or significant, which is required as grounds for refusal of an otherwise sustainable development.

**Third Party Representations**

Since the main agenda 8 further letters of objection have been received.

The planning issues raised relate to matters already covered in the main report. No substantive new issues are raised.

## **Officer Assessment**

### **Revisions**

The reduction in overall roof height and the re-positioning of the windows on the revised plans improve the relationship of the proposed building with regard to its neighbours. These revisions are therefore considered to offer overall betterment and are considered acceptable. Taking account of the nature of the objections received however the revisions would not be sufficient to overcome the third party objections raised. They are considered on that basis.

### **Other Matters**

A consultation to Wessex Water (who had responded some time ago and whose comments are reported in the main agenda) generated an unnecessary additional period for public comments, to 11<sup>th</sup> June, which appeared on the Councils website. Therefore if the Development Control Committee decides to grant permission for the proposed development this decision should be delegated to Development Management to issue after the 11<sup>th</sup> June to ensure that no new issues are raised and if they are they are taken into account.

### **Recommendation**

Delegate to the Development Management Manager permit after the expiry of the 11<sup>th</sup> June extended consultation period subject to no new issues being raised, and subject to the conditions on the main agenda.

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<b>Item No 8</b>	<b>Application No 13/00846/FUL</b>
<b>Address</b>	<b>Whiteways, White Cross, Hallatrow</b>

A letter of support has been received from The Old Fire Station Inn and Carriage Restaurant that is not mentioned in the committee report. The letter comments on the business generated by Bed and Breakfast guests at Green Lane Farm, who frequently walk to the The Old Fire Station Inn to have lunch and/or dinner.

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