

## Bath & North East Somerset Council

**MEETING:** Development Control Committee

**MEETING  
DATE:**

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:** 13/04186/FUL  
**Location:** 2 Ellsbridge Close, Keynsham, BS31 1TB.  
**Proposal:** Erection of two storey side extension and new double garage  
(Resubmission)  
**Decision:** REFUSE  
**Decision Date:** 22 November 2013  
**Decision Level:** Chair Referral  
**Appeal Lodged:** 5 March 2014

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**App. Ref:** 13/05208/FUL  
**Location:** Rose & Laurel Public House, 118 Rush Hill, Southdown, Bath.  
**Proposal:** Construct a new two-storey dwelling at the land to the rear and  
westward of the property formerly known as the Rose and Laurel  
public house, 118 Rush Hill, Bath, BA2 2QS (Resubmission of  
13/01010/FUL)  
**Decision:** REFUSE  
**Decision Date:** 24 January 2014  
**Decision Level:** Delegated  
**Appeal Lodged:** 5 March 2014

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**App. Ref:** 13/04369/FUL  
**Location:** Meadway, Mill Road, Radstock, BA3 5TY.  
**Proposal:** Erection of a swimming pool/gymnasium following demolition of garaging/storage  
**Decision:** REFUSE  
**Decision Date:** 3 February 2014  
**Decision Level:** Delegated  
**Appeal Lodged:** 10 March 2014

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**App. Ref:** 13/03547/OUT  
**Location:** Parcel 5922, Farrington Road, Paulton.  
**Proposal:** Erection of up to 47 dwellings with associated infrastructure.  
**Decision:** REFUSE  
**Decision Date:** 22 January 2014  
**Decision Level:** Delegated  
**Appeal Lodged:** 11 March 2014

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**App. Ref:** 13/04606/OUT  
**Location:** Somerset Inn, Bath Road, Paulton.  
**Proposal:** Erection of up to 22 dwellings and associated works  
**Decision:** REFUSE  
**Decision Date:** 24 January 2014  
**Decision Level:** Delegated  
**Appeal Lodged:** 11 March 2014

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**App. Ref:** 13/04828/AR  
**Location:** Former Courthouse Filling Station, Upper Bristol Road, Lower Weston, Bath.  
**Proposal:** Display of 1no. externally illuminated projecting sign, 2no. externally illuminated fascia signs and 7no. non illuminated pole signs  
**Decision:** Split decision - check file/certificate  
**Decision Date:** 24 January 2014  
**Decision Level:** Delegated  
**Appeal Lodged:** 21 March 2014

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**App. Ref:** 13/05238/FUL  
**Location:** Victoria Cottage, Rose Terrace, Combe Down, Bath.  
**Proposal:** Erection of a side extension (Resubmission).  
**Decision:** REFUSE  
**Decision Date:** 28 January 2014  
**Decision Level:** Chair Referral  
**Appeal Lodged:** 26 March 2014

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## APPEALS DECIDED

**App. Ref:** 13/02135/OUT  
**Location:** Land South Of Brocks Farm. Timsbury Road. Farmborough, Bath.  
**Proposal:** Erection of 3no detached bungalows and garages  
**Decision:** REFUSE  
**Decision Date:** 11 July 2013  
**Decision Level:** Delegated  
**Appeal Lodged:** 13 December 2013  
**Appeal Decision:** Dismissed on 28 February 2014

### Link To Inspector's Decision:

<http://idox.bathnes.gov.uk/WAM/doc/Appeal%20Decision-794481.pdf?extension=.pdf&id=794481&location=VOLUME3&contentType=application/pdf&pageCount=1&appid=1001>

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**App. Ref:** 13/01238/FUL  
**Location:** Greenleigh Farm, Wells Road, Chew Magna.  
**Proposal:** Reconstruction of existing agricultural barn  
**Decision:** REFUSE  
**Decision Date:** 19 September 2013  
**Decision Level:** Chair Referral  
**Appeal Lodged:** 18 October 2013

**Appeal Decision:** Dismissed on 3 March 2014

**Link To Inspector's Decision:**

<http://idox.bathnes.gov.uk/WAM/doc/Appeal%20Decision-794613.pdf?extension=.pdf&id=794613&location=VOLUME3&contentType=application/pdf&pageCount=1&appid=1001>

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**App. Ref:** 13/01587/AR  
**Location:** Chimichanga, Bluecoat House, Sawclose, City Centre, Bath.  
**Proposal:** Display of 7 no. internally illuminated free standing signs behind glazed windows.  
**Decision:** REFUSE  
**Decision Date:** 30 May 2013  
**Decision Level:** Delegated  
**Appeal Lodged:** 31 July 2013

**Appeal Decision:** Dismissed on 3 March 2014

**Link To Inspector's Decision:**

<http://idox.bathnes.gov.uk/WAM/doc/Appeal%20Decision-803274.pdf?extension=.pdf&id=803274&location=VOLUME3&contentType=application/pdf&pageCount=1&appid=1001>

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**App. Ref:** 12/05315/OUT  
**Location:** Parcel 8966, Manor Road, Saltford.  
**Proposal:** Erection of up to 99no. dwellings and associated parking on Parcel 8966 and Parcel 0064, 1 no vehicular access from Manor Road and separate pedestrian access to Manor Road, associated engineering works and the construction of 2no. car parking lay-bys on Manor Road.  
**Decision:** Non-determination  
**Decision Date:** 4 April 2013  
**Decision Level:** Planning Committee  
**Appeal Lodged:** 4 April 2013

**Appeal Decision:** Dismissed on 4 March 2014

**Link To Inspector's Decision:**

<http://idox.bathnes.gov.uk/WAM/doc/Appeal%20Decision-799969.pdf?extension=.pdf&id=799969&location=VOLUME3&contentType=application/pdf&pageCount=1&appid=1001>

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**App. Ref:** 13/03718/FUL  
**Location:** Newlands, Claverton Down Road, Claverton Down, Bath.  
**Proposal:** Erection of two storey rear extension and front porch  
**Decision:** REFUSE  
**Decision Date:** 7 November 2013  
**Decision Level:** Delegated  
**Appeal Lodged:** 8 January 2014

**Appeal Decision:** Dismissed on 4 March 2014

**Link To Inspector's Decision:**

<http://idox.bathnes.gov.uk/WAM/doc/Appeal%20Decision-795445.pdf?extension=.pdf&id=795445&location=VOLUME3&contentType=application/pdf&pageCount=1&appid=1001>

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**App. Ref:** 13/00496/LBA  
**Location:** Basement Ground Floor, 7 Walcot Terrace, Walcot, Bath.  
**Proposal:** Internal and external alterations for the erection of a single storey rear extension following demolition of existing and internal alterations.  
**Decision:** CONSENT  
**Decision Date:** 2 May 2013  
**Decision Level:** Delegated  
**Appeal Lodged:** 25 July 2013

**Appeal Decision:** Dismissed on 5 March 2014

**Link To Inspector's Decision:**

<http://idox.bathnes.gov.uk/WAM/doc/Appeal%20Decision-796006.pdf?extension=.pdf&id=796006&location=VOLUME3&contentType=application/pdf&pageCount=1&appid=1001>

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**App. Ref:** 13/02826/AR  
**Location:** Grasmere Court Hotel, 22 - 24 Bath Road, Keynsham.  
**Proposal:** Display of 5no. banner signs (Retrospective).  
**Decision:** REFUSE  
**Decision Date:** 18 September 2013  
**Decision Level:** Delegated  
**Appeal Lodged:** 21 October 2013

**Appeal Decision:** Dismissed on 5 March 2014

**Link To Inspector's Decision:**

<http://idox.bathnes.gov.uk/WAM/doc/Appeal%20Decision-796003.pdf?extension=.pdf&id=796003&location=VOLUME3&contentType=application/pdf&pageCount=1&appid=1001>

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**App. Ref:** 13/03894/FUL  
**Location:** Tree Tops, Horsecombe Grove, Combe Down, Bath.  
**Proposal:** Provision of a loft conversion with side and rear dormers  
**Decision:** REFUSE  
**Decision Date:** 31 October 2013  
**Decision Level:** Delegated  
**Appeal Lodged:** 4 February 2014

**Appeal Decision:** Dismissed on 5 March 2014

**Link To Inspector's Decision:**

<http://idox.bathnes.gov.uk/WAM/doc/Appeal%20Decision-795623.pdf?extension=.pdf&id=795623&location=VOLUME3&contentType=application/pdf&pageCount=1&appid=1001>

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**App. Ref:** 12/04597/OUT  
**Location:** Fields North Of Orchard Park, Staunton Lane, Whitchurch.  
**Proposal:** Residential development (up to 295 dwellings) including infrastructure, ancillary facilities, open space, allotments and landscaping. Construction of two new vehicular accesses from Stockwood Lane (Resubmission).  
**Decision:** REFUSE  
**Decision Date:** 14 May 2013  
**Decision Level:** Planning Committee  
**Appeal Lodged:** 18 June 2013

**Appeal Decision:** Dismissed on 5 March 2014

**Link To Inspector's Decision:**

<http://idox.bathnes.gov.uk/WAM/doc/Appeal%20Decision-795997.pdf?extension=.pdf&id=795997&location=VOLUME3&contentType=application/pdf&pageCount=1&appid=1001>

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**App. Ref:** 13/00701/FUL  
**Location:** Richer Sounds, York Place 4A, London Road, Walcot, Bath.  
**Proposal:** Erection of 3no new dwellings on land to the rear of York Place (resubmission).  
**Decision:** REFUSE  
**Decision Date:** 15 April 2013  
**Decision Level:** Delegated  
**Appeal Lodged:** 28 June 2013

**Appeal Decision:** Dismissed on 20 March 2014

**Link To Inspector's Decision:**

<http://idox.bathnes.gov.uk/WAM/doc/Appeal%20Decision-800880.pdf?extension=.pdf&id=800880&location=VOLUME3&contentType=application/pdf&pageCount=1&appid=1001>

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**App. Ref:** 13/02937/AR  
**Location:** 105 High Street, Twerton, Bath, BA2 1DB.  
**Proposal:** Display of 2no externally illuminated fascia signs, 1no externally

illuminated projecting sign and 5no. window vinyls  
**Decision:** REFUSE  
**Decision Date:** 4 October 2013  
**Decision Level:** Delegated  
**Appeal Lodged:** 10 December 2013

**Appeal Decision:** Allowed on 24 March 2014

**Link To Inspector's Decision:**

<http://idox.bathnes.gov.uk/WAM/doc/Appeal%20Decision-802058.pdf?extension=.pdf&id=802058&location=VOLUME3&contentType=application/pdf&pageCount=1&appid=1001>

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**App. Ref:** 13/03426/FUL  
**Location:** Former Pioneer Public House, 15 Station Road, Keynsham.  
**Proposal:** Erection of an extension to from 4no. flats. (Resubmission)  
**Decision:** REFUSE  
**Decision Date:** 3 October 2013  
**Decision Level:** Delegated  
**Appeal Lodged:** 18 December 2013

**Appeal Decision:** Dismissed on 24 March 2014.

**Link To Inspector's Decision:**

<http://idox.bathnes.gov.uk/WAM/doc/Appeal%20Decision-801968.pdf?extension=.pdf&id=801968&location=VOLUME3&contentType=application/pdf&pageCount=1&appid=1001>

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**App. Ref:** 13/01812/LBA  
**Location:** 10 Belgrave Terrace, Camden Road, Beacon Hill, Bath.  
**Proposal:** Removal of walls on lower ground floor  
**Decision:** REFUSE  
**Decision Date:** 25 July 2013  
**Decision Level:** Delegated  
**Appeal Lodged:** 13 December 2013



**Appeal Decision:** Dismissed on 28 March 2014.

**Link To Inspector's Decision:**

<http://idox.bathnes.gov.uk/WAM/doc/Appeal%20Decision-804064.pdf?extension=.pdf&id=804064&location=VOLUME3&contentType=application/pdf&pageCount=1&appid=1001>

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