

**BATH AND NORTH EAST SOMERSET COUNCIL**

**Development Control Committee**

**Date**

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

**ITEM**

**ITEMS FOR PLANNING PERMISSION**

<b>Item No.</b>	<b>Application No.</b>	<b>Address</b>
1	14/01853/EFUL	Ministry Of Defence Ensleigh, Granville Road, Lansdown, Bath,

The Committee report does not separately identify the Bath Preservation Trust (BPT) as objectors to the application. Written responses were received from BPT in June, September and October in response to the original proposals and subsequent amendments. As well as pointing out some factual errors in the application documents relating to the status of local heritage assets they raise objection under the following headings: scope of impact assessments, building layout and impact on heritage assets including views to and from them, permanent negative impact on views from and to Beckford's Tower, design and layout of buildings, sustainability measures, height (with reference to Bath Building heights Strategy), materials (including use of reconstituted stone and too much render which should be replaced with natural traditional materials), shop (location of commercial use and design), Extra Care building (bulk, massing and design principles), landscaping (lack of allotments and timing of delivery of main area of open space), lighting (light spill and sky glow), transport (impact on key junctions in peak hour). BPT have also proposed that permitted development rights are removed to control future changes to the colour of materials used on the buildings.

The objections of BPT were taken into account in the assessment of the application. The letters, copies of which have been provided to Members by BPT, are not considered to raise new matters or issues not covered in the committee report.

The Council's Neighbourhood Environmental Services have submitted comments regarding refuse collection and are seeking additional information regarding HGV access to communal collection points on the site. To address this matter an additional condition it is recommended that details of these arrangements are submitted to the Council for approval prior to commencement of development.

<b>Item No.</b>	<b>Application No.</b>	<b>Address</b>
5	14/03511/FUL	Newhaven, Chilcompton

Road, Midsomer Norton  
Radstock, BA3 2PL

Following the publication of the committee report and the concerns raised by the highways officer the applicant has submitted a revised drawing. The drawing shows the width of the parking spaces and show the visibility splay. The Highways Officer has considered the drawing and accepts the revisions and that the plans are acceptable subject to conditions.

The plans list is amended as follows:

This application relates to the following drawing 14416-1B received 5<sup>th</sup> November 2015.

Two letters of support for the application has been received stating that the development will improve the appearance of Hillside Road and that the dormer would look better on the front.

<b>Item No.</b>	<b>Application No.</b>	<b>Address</b>
6	14/03261/FUL	Land to the rear of 62 Sladebrook Road Southdown Bath

A small typographical error within condition 3 which should now read as follows:

3. The first floor windows in the south-west and north-east elevations of the dwelling hereby approved shall be obscurely glazed and non-opening unless the parts of the window which can be opened *are* more than 1.7m above the floor of the room in which the window is installed.

Reason: To prevent overlooking of adjoining properties and in the interests of protecting residential amenity.

<b>Item Number</b>	<b>Application No.</b>	<b>Address</b>
Site visit number 2	14/03709/FUL	Greenlands, Farmborough

One further condition is added to the permission to state;

Prior to the commencement of the development, details of the appearance, including proposed materials, of the acoustic fence shall be submitted and approved in writing by the local planning authority. The development shall then be carried out in accordance with the details so approved.

Reason: In the interests of the appearance of the development.