

BATH AND NORTH EAST SOMERSET COUNCIL

Planning Committee

Date 2nd June 2021

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

ITEMS FOR PLANNING PERMISSION

Item No.	Application No.	Address
001	21/01163/FUL	Parcel 3875 Warminster Road Bathampton Bath Bath And North East Somerset

Condition wording change:

Following further consideration, the word of Condition 8 has been revised to the following:

{b Usage (Compliance)}

The dog walking paddock hereby approved shall be used by no more than 6 accompanied dogs during any single booking. There shall be no more than 1 booking at any given time. No more than one vehicle shall be permitted per booking session. The operators/owners of the site shall maintain an up-to-date register of the names and addresses of all visitors to the site over the age of 18, including the purpose of their visit and shall make such information available at all reasonable times to the Local Planning Authority.

Reason: To ensure that any intensification of the site can be monitored by the Local Planning Authority in the interests of protecting the residential amenity of neighbouring occupiers and minimising motorised vehicular movements to and from the site, in accordance with policies D6 and ST7 of the Bath and North East Somerset Placemaking Plan.

Item No.	Application No.	Address
003	21/01409/FUL	15 St Catherine's Close Bathwick Bath Bath And North East Somerset BA2 6BS 003

Representations

Two additional objection comments have been received. The full detail/text of these comments can be found on the Council's website, the main new issues raised were:

- The proposed drawings show that the existing mature hedge of holly and yew between no.15 and 15 would be removed.
- The concrete post which marls the boundary is not included in the plans.
- There are issues with the drawing of the new hipped roof. It will be built on the boundary, and the hipped roof overhangs the boundary which would be illegal. In order for rainwater to be collected, it will need gutters which would require the side extension wall to be set back from the boundary. This is not shown on the drawings
- The revised plans show that the front elevation of the side extension extends beyond the front elevation of no.14 by 1.22m, not 0.9m as mentioned in the chair report
- the distance from the rear elevation of the side extension is 0.28m not 0.4 meters.
- The recommendation to permit should be conditional to the 0.9m and 0.4m distance

Arboriculture

Demolition plans indicate that the existing hedge between no.15 and 16 will be removed to allow for the landscaping works to the front of the dwelling. The hedge has been identified as an actively managed cypress which does not hold any arboricultural significance. Its removal will therefore not be harmful and is considered acceptable. An informative has been attached which regards the felling of hedges during bird nesting season.

It is also considered that the removal of the hedge will not harm the amenity of the site or neighbouring property given the separation of the properties. Consideration is also given to other dwellings within the street which do not have hedges between sites.

Plans and measurements

As indicated by the objection comments, the front elevation extends beyond the front elevation of no.14 by 1.2 meters, rather than 0.9 meters as references within the committee report. The 0.9 meter projection reference is an error within the committee report. The 1.2 meter projection is accurate and is considered to not be significant enough to cause an adverse residential amenity impact with regards to overshadowing. The extension is also positioned north-east of no.14 which limits the amount of overshadowing to early mornings only. The existing tall hedge will also be retained which minimises any further impact.

Prior to revisions, the rear elevation of the two-storey side extension was aligned with the rear elevation of the host dwelling. The rear elevation of the two-story extension has been revised to be set in 0.4 meters from the rear of the host dwelling. This therefore increases the distance between no.14's side window to minimise any potential impact.

A standard condition is attached to any permitted application which ensures that the development/works shall only be implemented in accordance with the plans as set out within the attached plans list.

Other matters

Concerns have been raised with regards to the drawing of the hipped roof for the proposed two-storey side extension and the eaves/guttering to allow for rainwater collection. The rainwater collection and guttering are included within an internal system so that there is no overhanging on to no.14's property. The rainwater collection system will not be visible externally.

Item No.	Application No.	Address
004	21/00356/FUL	The Abbey Rectory Redwood House Trossachs Drive Bathwick Bath Bath And North East Somerset BA2 6RP

Representations

Additional comments have been received from a third party which detail historic permissions, use at the property and the use and appearance of the site prior to the current development being undertaken. The full detail of these comments can be found on the Council's website

Item No.	Application No.	Address
005	21/00206/LBA	The Old Bank, 20 High Street Keynsham Bristol Bath and North East

Reason for Referral.

In the report before this Committee it was stated that “Under the Planning Scheme of Delegation (as amended April 2020) this application is required to be considered by Committee as the Town Council supports the application”. This is incorrect. The application has been referred to this Committee under the Planning Scheme of Delegation (as amended April 2020) by the Head of Planning.

Item No.	Application No.	Address
006	21/01303/LBA	Keynsham Conservative Club 22 High Street Keynsham Bristol Bath and North East Somerset

Reason for Referral.

In the report before this Committee it is stated “Under the Planning Scheme of Delegation (as amended April 2020) this application is required to be considered by Committee for a decision as the application is on behalf of a **political party** and as the Town Council supports the application.” I have put in bold the words that trigger the need for referral. The application has been made on behalf of the Keynsham Conservative Club.