

<b>Bath &amp; North East Somerset Council</b>		
MEETING:	<b>Planning Committee</b>	<div>AGENDA ITEM NUMBER</div> <div></div>
MEETING DATE:	<b>1<sup>st</sup> June 2022</b>	
RESPONSIBLE OFFICER:	Simon de Beer – Head of Planning	
TITLE:	<b>NEW PLANNING APPEALS, DECISIONS RECEIVED AND DATES OF FORTHCOMING HEARINGS/INQUIRIES</b>	
WARD:	ALL	
BACKGROUND PAPERS:	None	
<b>AN OPEN PUBLIC ITEM</b>		

## APPEALS LODGED

**App. Ref:** 21/04220/CLEU  
**Location:** Overdale Warminster Road Monkton Combe Bath Bath And North East Somerset  
**Proposal:** Erection of attached car port (Certificate of Lawfulness of Existing Use).  
**Decision:** REFUSE  
**Decision Date:** 8 November 2021  
**Decision Level:** Delegated  
**Appeal Lodged:** 19 April 2022

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**App. Ref:** 21/02541/FUL  
**Location:** 136 North Road Combe Down Bath Bath And North East Somerset BA2 5DL  
**Proposal:** Works include internal and external alterations including the replacement of the rear utility extension with a new full width extension with bifold doors, forming of new openings and filling in of existing door and window openings, removal of UPVC doors and windows, insertion of a new traditionally detailed timber casement and sash window in the rear elevation, removal of modern joinery, reinstatement of period details including cornices and chimneypieces, insertion of a en suite at first floor and reconfiguration of existing outbuilding to form garden studio.  
 The proposals seek to change the use class of the building from C4 to C3  
**Decision:** REFUSE  
**Decision Date:** 26 November 2021  
**Decision Level:** Delegated  
**Appeal Lodged:** 25 April 2022

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**App. Ref:** 21/02542/LBA  
**Location:** 136 North Road Combe Down Bath Bath And North East Somerset BA2 5DL  
**Proposal:** Works include internal and external alterations including the replacement of the rear utility extension with a new full width extension with bifold doors, forming of new openings and filling in of existing door and window openings, removal of UPVC doors and windows, insertion of a new traditionally detailed timber casement and sash window in the rear elevation, removal of modern joinery, reinstatement of period details including cornices and chimneypieces and reconfiguration of existing outbuilding to form garden studio. The proposals seek to change the use class of the building from C4 to C3  
**Decision:** REFUSE  
**Decision Date:** 26 November 2021  
**Decision Level:** Delegated  
**Appeal Lodged:** 25 April 2022

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**App. Ref:** 21/02801/LBA  
**Location:** Flat 1 19 Caroline Buildings Widcombe Bath Bath And North East Somerset  
**Proposal:** Internal alterations to the staircase wall at ground floor level. Remove existing saturated gypsum plaster and fix 2 layers of lime lite background plaster, fix one layer of high impact breathable top coat plaster, decorate wall using minimum 3 coats of breathable paint in like for like colour. Carefully remove moulding and cupboard to be reused. Refit moulding and cupboard and pain with like for like colour (satin eggshell).  
**Decision:** REFUSE  
**Decision Date:** 6 December 2021  
**Decision Level:** Delegated  
**Appeal Lodged:** 25 April 2022

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**App. Ref:** 21/04782/FUL  
**Location:** Cinderlands Cameley Road Cameley Bristol Bath And North East Somerset  
**Proposal:** Erection of detached bungalow.  
**Decision:** REFUSE  
**Decision Date:** 14 February 2022  
**Decision Level:** Delegated  
**Appeal Lodged:** 25 April 2022

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**App. Ref:** 21/05109/FUL  
**Location:** 44 Warminster Road Bathampton Bath Bath And North East Somerset BA2 6XJ  
**Proposal:** Erection of ground floor rear extension and first floor rear extension.  
**Decision:** REFUSE  
**Decision Date:** 7 January 2022  
**Decision Level:** Delegated  
**Appeal Lodged:** 25 April 2022

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**App. Ref:** 21/04326/FUL  
**Location:** 4 Darlington Place Bathwick Bath Bath And North East Somerset BA2 6BX  
**Proposal:** Erection of a timber conservatory to rear.  
**Decision:** REFUSE  
**Decision Date:** 25 November 2021  
**Decision Level:** Delegated  
**Appeal Lodged:** 26 April 2022

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**App. Ref:** 21/04327/LBA  
**Location:** 4 Darlington Place Bathwick Bath Bath And North East Somerset BA2 6BX  
**Proposal:** External alteration for the erection of a timber conservatory to rear.  
**Decision:** REFUSE  
**Decision Date:** 25 November 2021  
**Decision Level:** Delegated  
**Appeal Lodged:** 26 April 2022

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**App. Ref:** 21/04626/FUL  
**Location:** Ashfield Stockwood Vale Keynsham Bristol Bath And North East Somerset  
**Proposal:** Proposed ridge height increase and dormer extension to provide further accommodation in roof. Installation of side balcony to master bedroom.  
**Decision:** REFUSE  
**Decision Date:** 10 February 2022  
**Decision Level:** Planning Committee  
**Appeal Lodged:** 12 May 2022  
**Officer Recommendation:** REFUSE

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## APPEALS DECIDED

**App. Ref:** 20/04067/FUL  
**Location:** Waterworks Cottage Charlcombe Way Fairfield Park Bath Bath And North East Somerset  
**Proposal:** Extension and alteration to existing Cottage and creation of two detached dwellings.  
**Decision:** REFUSE  
**Decision Date:** 30 July 2021  
**Decision Level:** Planning Committee  
**Appeal Lodged:** 6 January 2022  
**Appeal Decision:** Appeal Dismissed  
**Appeal Decided Date:** 26 April 2022  
**Officer Recommendation:** PERMIT

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**Case Ref:** 21/00079/UNAUTH  
**Location:** Site Of Old Colliery Fry's Bottom Chelwood Bristol  
**Breach:** Without planning permission, the material change of use of the land from woodland site (sui generis) to a use for motorcycle trials (practice, recreation and events) and camping (sui generis).  
**Notice Date:** 15 December 2021  
**Appeal Lodged:** 2 February 2022  
**Appeal Decision:** Appeal Dismissed  
**Appeal Decided Date:** 3 May 2022

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**App. Ref:** 21/04268/FUL  
**Location:** 73 Poplar Close Moorlands Bath Bath And North East Somerset BA2 2JA  
**Proposal:** Erection of a new dwelling on the land adjoining No. 73 Poplar Close, Bath. The new two storey dwelling is to be a 2No Bedroom with 2No off-road parking spaces (Resubmission).  
**Decision:** REFUSE  
**Decision Date:** 12 November 2021  
**Decision Level:** Delegated  
**Appeal Lodged:** 23 February 2022  
**Appeal Decision:** Appeal Dismissed  
**Appeal Decided Date:** 5 May 2022

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**App. Ref:** 21/02552/FUL  
**Location:** Flat 30 Saffron Court Snow Hill Walcot Bath  
**Proposal:** Change of Use from a 3 bedroom dwelling (Use Class C3) to a 3 bedroom House in Multiple Occupation (HMO) (Use Class C4).  
**Decision:** REFUSE

**Decision Date:** 27 August 2021  
**Decision Level:** Delegated  
**Appeal Lodged:** 6 December 2022  
**Appeal Decision:** Appeal Allowed  
**Appeal Decided Date:** 6 May 2022

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**App. Ref:** 21/05546/FUL  
**Location:** 8 The Avenue Keynsham Bristol Bath And North East Somerset BS31 2BU  
**Proposal:** Erection of first-floor side extension.  
**Decision:** REFUSE  
**Decision Date:** 8 February 2022  
**Decision Level:** Chair Referral - Delegated  
**Appeal Lodged:** 11 March 2022  
**Appeal Decision:** Appeal Allowed  
**Appeal Decided Date:** 6 May 2022

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**App. Ref:** 20/00552/FUL  
**Location:** The Scala Shaftesbury Road Oldfield Park Bath BA2 3LH  
**Proposal:** Mixed Use Redevelopment of The Scala site including the demolition of existing extensions and new extensions to improve retail store at ground floor level, provide a new dance centre space (Use Class E) and residential accommodation at first floor (including affordable apartments). Erection of student accommodation including 92no. student bedrooms and associated ancillary space. Erection of residential accommodation (16 no. total residential units). Parking for cars and cycles and associated landscaping  
**Decision:** REFUSE  
**Decision Date:** 7 May 2021  
**Decision Level:** Planning Committee  
**Appeal Lodged:** 14 October 2021  
**Appeal Decision:** Appeal Withdrawn  
**Appeal Decided Date:** 9 May 2022  
**Officer Recommendation:** PERMIT

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**App. Ref:** 21/04521/PIP  
**Location:** Land To South Of 2 The Orchard Stanton Drew Bristol Bath And North East Somerset  
**Proposal:** Permission in principle for the development of a minimum of 2 and maximum of 3 dwellings with associated access, drainage and hard/soft landscape works

**Decision:** REFUSE  
**Decision Date:** 22 November 2021  
**Decision Level:** Delegated  
**Appeal Lodged:** 7 March 2022  
**Appeal Decision:** Appeal Dismissed  
**Appeal Decided Date:** 9 May 2022

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**App. Ref:** 21/04220/CLEU  
**Location:** Overdale Warminster Road Monkton Combe Bath Bath And North East Somerset  
**Proposal:** Erection of attached car port (Certificate of Lawfulness of Existing Use).  
**Decision:** REFUSE  
**Decision Date:** 8 November 2021  
**Decision Level:** Delegated  
**Appeal Lodged:** 19 April 2022  
**Appeal Decision:** Appeal Withdrawn  
**Appeal Decided Date:** 10 May 2022

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**App. Ref:** 20/02399/FUL  
**Location:** 110 West Avenue Oldfield Park Bath Bath And North East Somerset BA2 3QB  
**Proposal:** Development of 2 no. self contained flats on land adjacent to existing building.  
**Decision:** REFUSE  
**Decision Date:** 27 August 2021  
**Decision Level:** Planning Committee  
**Appeal Lodged:** 23 February 2022  
**Appeal Decision:** Appeal Dismissed  
**Appeal Decided Date:** 12 May 2022  
**Officer Recommendation:** PERMIT

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**App. Ref:** 21/00701/OUT  
**Location:** Treetops Nursing Home St Clement's Road Keynsham Bristol Bath And North East Somerset  
**Proposal:** Outline application (with landscaping reserved) for the erection of a three-storey building comprising of 39no. self-contained flats (use class C3) following demolition of care home.  
**Decision:** Non-determination  
**Decision Date:**

**Decision Level:**

**Appeal Lodged:** 10 March 2022

**Appeal Decision:** Appeal Dismissed

**Appeal Decided Date:** 13 May 2022

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