

BATH AND NORTH EAST SOMERSET COUNCIL

Planning Committee

12th March 2025

**UPDATE REPORT AND OBSERVATIONS RECEIVED SINCE THE
PREPARATION OF THE MAIN AGENDA**

ITEMS FOR PLANNING PERMISSION

Item No.	Application No.	Address
Site visit Bathampton Bath	24/02245/FUL	105 Holcombe Close Bath and North East Somerset. BA2 6UR

Additional condition as agreed with applicants agent.

7 {\b Construction Management Plan (Pre-commencement)}

No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority and shall include details of deliveries (including storage arrangements and timings), contractor parking, traffic management, working hours. The development shall thereafter be undertaken in accordance with the approved details.

Reason: To ensure that safe operation of the highway and in the interests of protecting residential amenity in accordance with Policy ST7 of the Bath and North East Somerset Placemaking Plan. This is a condition precedent because any initial construction or demolition works could have a detrimental impact upon highways safety and/or residential amenity.

3.	24/01294/FUL	Barnlea Withy Mills Paulton Bristol Bath And North East Somerset
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Update:

The following paragraph is to be inserted after the Ecology section of the report, but prior to the conclusion:

“Public Sector Equality Duty

In reaching its decision on a planning application the Council is required to have regard to the duties contained in section 149 of the Equality Act 2010, known collectively as the public sector equality duty.

Section 149 provides that the Council must have due regard to the need to—

- (a) eliminate discrimination, harassment, victimisation
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Officers have had due regard to these matters when assessing this application and have concluded that neither the granting nor the refusal of this application would be likely to have an impact on protected groups and, therefore, that these considerations would not weigh in favour of or against this application.”

Item No.	Application No.	Address
5.	24/02599/FUL	Ring of Bells, The Street, Compton Martin, BS40 6JE

Update to description of development.

From:

“Installation of 6no. shepherd's huts for guest accommodation”

To:

“Change of use of the land from pub (Sui Generis) to a mixed use with pub and visitor accommodation (Sui Generis) with the installation of 6no shepherd's huts for guest accommodation”

Item No.	Application No.	Address
7.	23/02711/FUL	St Anthonys, The Barton, Corston, BA2 9AL

Update:

Within the Policy section of the report the words “or appearance” shall be added into the Conservation Areas paragraph such that it reads as follows:

CONSERVATION AREAS:

In addition, there is a duty placed on the Council under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act to pay special attention to the preservation or enhancement of the character or appearance of the surrounding Conservation Area.

Similarly, within the DESIGN, CHARACTER AND APPEARANCE (Including impacts on the Corston Conservation Area and wider landscape) section, the words “or appearance” shall be added into the second paragraph of that section such that it reads as follows:

There is a duty placed on the Council under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act to pay special attention to the preservation or enhancement of the character or appearance of the surrounding conservation area.