

Bath & North East Somerset Council		
MEETING:	Planning Committee	<div>AGENDA ITEM NUMBER</div> <div></div>
MEETING DATE:	9 th April 2025	
RESPONSIBLE OFFICER:	Louise Morris - Head of Planning & Building Control	
TITLE: NEW PLANNING APPEALS, DECISIONS RECEIVED AND DATES OF FORTHCOMING HEARINGS/INQUIRIES		
WARD:	ALL	
BACKGROUND PAPERS: None		
AN OPEN PUBLIC ITEM		

APPEALS LODGED

Case Ref: 23/00510/UNAUTH

Location: Cheshire Home Greenhill House South Road Timsbury Bath Bath And North East Somerset BA2 0ES

Breach: Without planning permission, the material change of use of former residential care home site to a residential use without care provisions

Notice Issued Date: 18 December 2024

Appeal Lodged: 25 February 2025

App. Ref: 24/04649/PIP

Location: Land West Of Providence Bungalow Frome Road Radstock Bath And North East Somerset

Proposal: Permission in Principle for the development of 3 no. dwellings

Decision: REFUSE

Decision Date: 30 January 2025

Decision Level: Delegated

Appeal Lodged: 26 February 2025

App. Ref: 24/03722/FUL
Location: 22 Grange Road Saltford Bath And North East Somerset BS31 3AG
Proposal: Erection of two storey extension and garage with single storey rear extension following demolition of existing garage. External works to provide for carriage driveway with additional access to Grange Road and associated hard landscaping.
Decision: REFUSE
Decision Date: 19 December 2024
Decision Level: Planning Committee
Appeal Lodged: 18 March 2025
Officer Recommendation: PERMIT

APPEALS DECIDED

App. Ref: 24/02222/FUL
Location: 2 Northend Rock Road Welton Midsomer Norton Bath And North East Somerset
Proposal: Retention of single-storey outbuilding (Retrospective).
Decision: REFUSE
Decision Date: 30 October 2024
Decision Level: Delegated
Appeal Lodged: 6 December 2024
Appeal Decision: Appeal Dismissed
Appeal Decided Date: 27 February 2025

App. Ref: 24/01176/FUL
Location: 198 Wellsway Keynsham BS31 1JL
Proposal: Erection of two storey side extension and front porch.
Decision: REFUSE
Decision Date: 12 July 2024
Decision Level: Chair Referral - Delegated
Appeal Lodged: 22 October 2024
Appeal Decision: Appeal Allowed
Appeal Decided Date: 28 February 2025

App. Ref: 24/02363/FUL
Location: 39A Wellow Tynning Peasedown St John Bath Bath And North East Somerset BA2 8LJ
Proposal: Erection of two bedroom dwelling.
Decision: REFUSE
Decision Date: 5 November 2024
Decision Level: Delegated
Appeal Lodged: 3 December 2024
Appeal Decision: Appeal Dismissed
Appeal Decided Date: 3 March 2025

Case Ref: 23/00437/NONCOM

Location: Plot East Of 33 Rotcombe Lane High Littleton Bristol Bath And North East Somerset

Breach: Without planning permission, the change of use of land from agricultural to a mixed use comprising of livery, horse and pony physiotherapy and rehabilitation, and the stationing of caravans for residential use, together with engineering operations (including the construction of a track, hardstanding and bund) to facilitate the change of use.

Notice Date: 17 September 2024

Appeal Lodged: 24 January 2025

Appeal Decision: Appeal Withdrawn

Appeal Decided Date: 06 March 2025

App. Ref: 22/02169/EOUT

Location: Parcel 4234 Combe Hay Lane Combe Hay Bath Bath And North East Somerset

Proposal: (i) Outline application for Phases 3 and 4 for up to 290 dwellings; landscaping; drainage; open space; allotments; footpaths and emergency access; all matters reserved, except access from Combe Hay Lane via the approved Phase 1 spine road (details of internal roads and footpaths reserved);
(ii) Detailed application for the continuation of the spine road (from Phase 1), to and through Sulis Manor and associated works comprising: the demolition of existing dilapidated buildings and tree removal; drainage; landscaping; lighting; boundary treatment; and, the erection of 4 x Bat Night Roosts; to enable construction of the spine road; with the ecologic mitigation on Derrymans and the field known as 30Acres (edged blue on the Location Plan).

Decision: REFUSE

Decision Date: 12 April 2024

Decision Level: Planning Committee

Appeal Lodged: 3 September 2024

Appeal Decision: Appeal Dismissed

Appeal Decided Date: 14 March 2025

Officer Recommendation: Delegate to PERMIT
