

## Improving People's Lives

**To: All Members of the Planning Committee**

**Bath and North East Somerset Councillors:** Sue Craig (Chair), Sally Davis (Vice-Chair), Shelley Bromley, Vic Clarke, Paul Crossley, Lucy Hodge, Duncan Hounsell, Shaun Hughes, Dr Eleanor Jackson and Hal MacFie

**Co-opted Voting Members:**

Chief Executive and other appropriate officers  
Press and Public

Dear Member

**Planning Committee: Wednesday, 28th July, 2021**

Please find attached a **SUPPLEMENTARY AGENDA DESPATCH** of late papers which were not available at the time the agenda was published. Please treat these papers as part of the agenda.

Papers have been included for the following items:

### **UPDATE REPORT**

Yours sincerely

Marie Todd  
for Chief Executive

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**BATH AND NORTH EAST SOMERSET COUNCIL**

**Planning Committee**

**Date 28<sup>th</sup> July 2021**

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

**ITEM 3**

**ITEMS FOR PLANNING PERMISSION**

<b>Item No.</b>	<b>Application No.</b>	<b>Address</b>
3	21/02166/FUL	Upper Flat 135 Wells Road Lyncombe Bath Bath And North East

The applicant, having reviewed the provided map of HMO properties within the locality, queried whether 84A Wells was an HMO. This was raised with the HMO Licencing team who confirmed that 84A Wells Road (17/01263/HMOADD) has reverted back to a single dwelling house (C3 Use Class). There was an error on the GIS database which is being reviewed.

This now results in an adjusted figure. The existing proportion of HMOs within the 100m radius is  $7/86 = 8.1\%$ . With the application property the proportion is  $8/86 = 9.3\%$ . As such, the figure has fallen below the HMO SPD 10% threshold.

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