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# Bath & North East Somerset Council

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## Improving People's Lives

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

**Bath and North East Somerset Councillors:** Ian Halsall (Chair), Lucy Hodge (Vice-Chair), Paul Crossley, Sarah Evans, Fiona Gourley, Duncan Hounsell, Hal MacFie, Toby Simon, Shaun Hughes, Dr Eleanor Jackson

Chief Executive and other appropriate officers  
Press and Public

Dear Member

**Planning Committee: Wednesday, 9th April, 2025**

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:

8. **MAIN PLANS LIST - APPLICATIONS FOR PLANNING PERMISSION ETC FOR DETERMINATION BY THE COMMITTEE (Pages 3 - 10)**

Yours sincerely

Corrina Haskins  
for Chief Executive

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**BATH AND NORTH EAST SOMERSET COUNCIL**

**Planning Committee**

**9<sup>th</sup> April 2025**

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

**ITEMS FOR PLANNING PERMISSION**

<b>Item No.</b>	<b>Application No.</b>	<b>Address</b>
<b>1</b>	<b>24/03168/REG03</b>	Council Cleansing Depot Locksbrook Road Newbridge Bath Bath And North East Somerset

An additional objection has been received raising concerns over congestion, traffic, flooding, reduced capacity, increase travel distances, carbon emissions, pollution and wasting tax payers money. These matters have previously been raised by objectors and are covered within the committee report.

Sinde the submission of the application and the finalisation of the committee report, the Waste Operations have confirmed that there will always be 4 members of staff on site, sometimes 5. The roles will be:

1. Operative to meet and greet at entrance
2. Operative on top of the gantry to help customers
3. Operative in the car unloading area to help customers
4. Supervisor in the operations side/office who will cover operatives breaks
5. On the occasion there is a 5th staff member this will be an operative in the operations yard who can also cover breaks

2 24/04206/OUT

The Wildland  
Church Lane  
East Harptree  
Bristol  
Bath And North East Somerset  
BS40 6BD

**Additional objection comment summary:**

- Detrimental impact upon National Landscape
- Roof line of plot 1 is higher than present house – visually obtrusive and out of keeping
- Plot 1 will be prominent in the landscape
- Buildings in close proximity
- Limited outdoor amenity space
- Layout is out of character
- Level of hard surfacing is excessive
- Self-build is impractical and attempt to avoid BNG
- Plot 1 to be constructed by applications but plot 2 and 3 sold
- Ecology report concludes that there is a ray roost for soprano pipistrelle bats. The demolition will be harmful

**Update:**

Paragraph 2 under Area of Outstanding Natural Beauty section to be replaced as follows:

The site is located within the AONB. There is a duty under Section 85 of the Countryside and Rights of Way (CROW) Act 2000 which states that, "Any relevant authority exercising or performing any functions in relation to, or so as to affect, land in an area of outstanding natural beauty in England must seek to further the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty.

Additional paragraph to follow the above:

Whilst the plans are indicative at this stage, the development of three dwellings is considered to respond to the village character, which would contribute to the village appearance set within the AONB. In addition, the provision of additional dwellings would contribute to the vitality of the village, contributing to the village remaining part of the visual landscape of the AONB. The replacement of the existing dwelling would also be of benefit to the edge of the settlement, improving the built form which bounds the open countryside.

**Addition paragraph to follow the first paragraph titled 'Bats':**

A European Protected Species (EPS) licence will be required and the Local

Planning Authority must be satisfied, prior to issuing a consent, that the "three tests" of the Habitats Regulations would be met and an EPS licence likely to be obtained.

Test 1 - Does the development meet a purpose of preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance to the environment?

The proposal for 3 new dwellings would preserve public health and safety due to its intended use which does not lend itself to unsafe activity. The provision of 3 dwellings is also considered to be within the public interest, providing social and economic benefits to the village and wider district.

Test 2 - There is no satisfactory alternative.

The proposed site presents the opportunity to demolish and replace the existing dwelling, considered as an improvement to the site. It also provides sufficient room to cater for two additional dwellings. The existing dwelling is in a poor condition and therefore it is considered the replacement is a suitable option to ensure continued use.

Test 3 - The action authorised will not be detrimental to the maintenance of the population of the species.

Accurate and appropriate ecological assessments were undertaken with suitable mitigation and enhancements measures suggested to mitigate impacts on protected species. This is set out within the Reasonable Avoidance Measures Method Statements (RAAMS) provided in Appendix F of the Ecological Impact Assessment. The measures set out within the RAAMS can be secured by condition, ensuring compliance with the Ecological Impact Assessment.

Enhancements for bats and birds are recommended in Section 6.7 of the Ecological Impact Assessment; these can be secured by condition to comply with policy D5e.

Item No.	Application No.	Address
3	24/02838/TPIP	Land To South Of 2 The Orchard Stanton Drew Bristol

#### Representations:

Transition Bath: We are supportive of this SCR6 compliant 'Passivhaus' development. However, we are concerned that the ASHP may be oversized and struggle to modulate efficiently. The Passivhaus plant limit is 10W/m<sup>2</sup>, implying no more than a 6 kW sitewide plant capacity Page 90 whereas a 10 kW is specified. [This will be referred to the applicant for clarification and members will be updated on this before the committee meeting.] p.90

In response to the above comment, the applicant has advised that the heat pumps were a little larger than they need to be, so these have been amended to a 3.5kW Vaillant and the calculations, summary tool, and Sustainability Checklist have therefore been updated. The ASHPS are therefore now aligned with the Passivhaus plant limit.

#### Conditions:

Replace condition 15 p.104 with following conditions. The standard Passivhaus premium exemption condition was applied in error when Passivhaus classic was intended.

#### **SCR6 Residential Properties (Pre-occupation)**

Prior to occupation of the development hereby approved, the following tables (as set out in the Council's Sustainable Construction Checklist Supplementary Planning Document) shall be completed in respect of the completed development and submitted to and approved in writing by the Local Planning Authority together with the further documentation listed below. The development must comply with the requirements of SCR6.

PHPP/SAP calculations are to be updated with as-built performance values. The following are to be completed using the updated as-built values for energy performance.

#### Minor Residential Development:

1. Energy Summary Tool 1 or 2
2. Tables 1.1 or 1.2 (if proposal has more than one dwelling type)

#### Major (or larger) Residential Development:

1. Energy Summary Tool 2
2. Table 2.1 or 2.2 (if proposal has more than one dwelling type)

#### All Residential Development:

3. Table 5 (updated)
4. Building Regulations Part L post-completion documents for renewables;
5. Building Regulations Part L post-completion documents for energy efficiency;
6. Final as-built full data report from Passive House Planning Package or SAP
7. Microgeneration Certification Scheme (MCS) Certificate/s

Reason: To ensure that the approved development complies with Policy SCR6 of the Local Plan Partial Update

**Passivhaus Certification (Pre-occupation)**

Prior to occupation of the development hereby approved, the tables (as set out in the Council's Sustainable Construction Checklist Supplementary Planning Document) shall be completed in respect of the completed development and submitted for approval to the Local Planning Authority together with the further documentation listed below:

1. Passivhaus Classic Certification by accredited Passivhaus Certifier

Reason: To ensure that the approved development complies with the terms of the associated Permission in Principle and policies SCR6 and SCR7 of the Local Plan Partial Update.

Replace Condition 8 with the following:

**External & Internal Lighting (Bespoke Trigger - requires approval of details prior to installation of new lighting)**

External and internal lighting shall be installed in accordance with the submitted Lighting Strategy Report vP06 (6th Feb 2025), unless a variation is agreed in writing by the Local Planning Authority (through a discharge of condition application), prior to first occupation of any of the dwellings hereby approved. Thereafter the external and internal lighting shall be maintained and operated only in accordance with these details.

Reason: To avoid harm to bats and wildlife in accordance with policies NE3 and D8 of the Bath and North East Somerset Local Plan.

Plans List:

79.P.010.P4 replaced with 79.P.010.P5, as follows:

02 Apr 2025 , 479.P.010.P5 , SITE PLAN AS PROPOSED

<b>Item No.</b>	<b>Application No.</b>	<b>Address</b>
4	23/02825/FUL	Parcel 1172 Radford Hill Radford Bristol Bath And North East Somerset

Update: The following conditions is added to the list of conditions:

#### Waste water treatment (Pre-occupation)

Prior to the occupation of the development, details of the proposed method, design and location of the waste water treatment system shall be submitted and approved in writing by the local planning authority. The waste water treatment system shall be installed in strict accordance with the approved details and permanently retained thereafter.

Reason: To ensure the waste water treatment system is sufficient for the proposed development and located within a part of the site that is not within the flood zone, in accordance with Policies CP11 of the Bath and North East Somerset Placemaking Plan 2017 and CP5 of the Bath and North East Somerset Core Strategy 2014.

#### Bin/recycling Store (Pre-occupation)

Notwithstanding the approved plans, no occupation of the development shall commence until details of the proposed bin/recycling store has been provided and installed in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. The bicycle storage shall be retained permanently thereafter.

Reason: In the interests of the appearance of the development and the surrounding area in accordance with policy CP6 of the Bath and North East Somerset Core Strategy policies D1 and D2 of the Bath and North East Somerset Placemaking Plan.



<b>Item No.</b>	<b>Application No.</b>	<b>Address</b>
5	25/00409/FUL	41 Freeview Road Twerton Bath Bath and North East Somerset BA2 1DS

The heading of condition 2 as recommended has been amended to remove reference to refuse storage and relates only to bicycle storage.

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