

## Improving People's Lives

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

**Bath and North East Somerset Councillors:** Tim Ball (Chair), Paul Crossley (Vice-Chair), Ian Halsall, Hal MacFie, Duncan Hounsell for John Leach, Toby Simon, Shaun Hughes, Dr Eleanor Jackson, Ruth Malloy for Fiona Gourley and Tim Warren CBE

Chief Executive and other appropriate officers  
Press and Public

Dear Member

**Planning Committee: Wednesday 13th May 2026**

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:

- 7. MAIN PLANS LIST - APPLICATIONS FOR PLANNING PERMISSION ETC FOR DETERMINATION BY THE COMMITTEE (Pages 3 - 6)**

Yours sincerely

Corrina Haskins  
for Chief Executive

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**BATH AND NORTH EAST SOMERSET COUNCIL**

**Planning Committee**

**13<sup>th</sup> May 2026**

**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>
3	26/00802/PIP	Land To East Of Providence Bungalow Frome Road Radstock Bath And North East Somerset

**Update to page 92, paragraph 5, to reference correct address and Conservation Area:**

This application relates to the land east of Providence Bungalow, accessed from Maple Rise, within Radstock. The site lies within the Radstock Conservation Area. The application seeks permission in principle for 2 dwellings.

**Update to page 93, paragraph 2:**

The primary issue to therefore consider is the whether the proposed location is suitable for residential development for, in this case, the development of two dwellings. All other matters such as site layout, design and appearance, residential amenity, highway safety/access/parking, ecology, trees etc. should be considered at the Technical Details Consent stage.

**Additional paragraph added to the end of location section page 94:**

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 desirability of preserving or enhancing the character or appearance of the conservation area. In this case by virtue of the design, scale, massing, position and the external materials of the proposed development it is considered that the development would at least preserve the character and appearance of this part of the Conservation Area and its setting. The proposal accords with policy CP6 of the Core Strategy, policy HE1 of the Placemaking Plan, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act and Part 16 of the NPPF.

<b>Item No.</b>	<b>Application No.</b>	<b>Address</b>
4	25/02702/FUL	39 High Bannerdown Batheaston Bath Bath And North East Somerset BA1 7JZ

Revised and additional drawings:

1964\_040B NORTH ELEVATION  
 1964\_041B EAST ELEVATION  
 1964\_042B SOUTH ELEVATION  
 1964\_043B WEST ELEVATION  
 1964\_050B SECTION AA  
 1964\_054A PROPOSED FOOTHPATH VIEW  
 1964\_055A PROPOSED SITE SECTION  
 1964\_056 ENTRANCE SITE SECTION  
 1964\_070 FOOTPATH VISUALS  
 1964\_071 STREET SCENE VISUALS

<b>Item No.</b>	<b>Application No.</b>	<b>Address</b>
5	24/02755/FUL	Stanton Court, Bromley Road, Stanton Drew, Bristol, Bath And North East Somerset

- On pages 120, 127 and 128 the duty in respect of Conservation Areas should state *“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 desirability of preserving or enhancing the character or appearance of the conservation area.”*
- In the third paragraph of page 128 – “ensure” should be “ensuite”.

**Item No.**  
6

**Application No.**  
24/02756/LBA

**Address**  
Stanton Court, Bromley  
Road, Stanton Drew, Bristol,  
Bath And North East  
Somerset

- On pages 149, 153 and 154 the duty in respect of Conservation Areas should state “*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 desirability of preserving or enhancing the character or appearance of the conservation area.*”
- On page 149 the duty in respect of Listed Buildings should state “There is a duty under Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 in considering whether to grant listed building consent for any works to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

**Item No.**  
7

**Application No.**  
26/00256/FUL

**Address**  
High Hall, The Street,  
Cmpton Martin, Bristol, Bath  
And North East Somerset

- On pages 163 the duty in respect of Conservation Areas should state “*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 desirability of preserving or enhancing the character or appearance of the conservation area.*”

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