

**BATH AND NORTH EAST SOMERSET COUNCIL**

**Development Control Committee**

**Feb 15<sup>th</sup> 2012**

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

**ITEM 10**

**ITEMS FOR PLANNING PERMISSION**

<b>Item No</b>	<b>Application No</b>	<b>Address</b>
1	10/03380/EFUL	The Bath Press, Lower Bristol Road, Westmoreland, Bath

Following the publication of the Committee Agenda, the Applicants have submitted substantial further information relating, firstly, to the retail impact of their store and, secondly, to an independent review of their highway proposals. In order for this additional information to be assessed and publicised, Officers have withdrawn this application from the Agenda for the meeting. The application will appear on a future Agenda once the new information has been analysed.

<b>Item No</b>	<b>Application No</b>	<b>Address</b>
2	10/04475/FUL	Green Park Station, Green Park Road, City Centre, Bath

Following the publication of the Committee Agenda, it came to the attention of Officers that an administrative error had unfortunately resulted in a substantial portion of the Officer Report on this item being omitted from the papers circulated to Members and available for public inspection. In order to ensure that a decision on this application can be made in the light of the full extent of the Officer Report, Officers have withdrawn this application from the Agenda for the meeting. The application will now be reported to the March meeting of the Committee.

<b>Item No</b>	<b>Application No</b>	<b>Address</b>
3	11/04422/FUL	Clearbrook Farm, Midford Hill, Hinton Charterhouse, Bath

Further information has been received from the applicant following completion of the committee report. This provides estimated farm income/expenditure figures for 2010/2011 and is submitted to support the case for the proposed development.

Officer Comments:

The proposed development is considered to be inappropriate development in the Green Belt and such development should not be permitted except in very special circumstances. In support of the application the landowner states that the use would guarantee that the field used for burials protects its green state for the foreseeable future whilst providing sufficient income to continue maintaining all of the land in the most ecologically friendly way. The applicant has submitted financial information in support of this assertion which shows a current annual deficit and which is described as a subsidy towards the stewardship of the land. Whilst these figures have not been independently verified, although Officers have no reason to question them, no information has been provided on the income to the landowner from using the site for natural burials. Although the current deficit is relatively low the landowner has indicated that financial support in the form of Single Farm Payment is likely to be phased out or removed next year and without another source of income the deficit would increase significantly. Whilst on the submitted evidence there is financial deficit arising from the current use of the land, this in itself is not considered sufficient to outweigh the harm caused by the proposed development and to justify a departure from policy.

**Amendment to Development Control Committee Agenda**

REASON FOR REPORTING APPLICATION TO COMMITTEE

Two Parish Councils object to the application and another supports the application. Under the Council's Scheme of Delegation the Chair of the Development Control Committee has determined that the application should be reported to Committee.