

Bath & North East Somerset Council

MEETING: Development Control Committee

MEETING DATE: 3rd July 2013

AGENDA
ITEM
NUMBER

RESPONSIBLE OFFICER: Lisa Bartlett, Development Control Manager,
Planning and Transport Development (Telephone:
01225 477281)

TITLE: NEW PLANNING APPEALS, DECISIONS RECEIVED AND DATES OF
FORTHCOMING HEARINGS/INQUIRIES

WARD: ALL

BACKGROUND PAPERS: None

AN OPEN PUBLIC ITEM

APPEALS LODGED

App. Ref: 12/04284/CLEU
Location: Garden With Boathouse And Landing Stage Toll Bridge Road Lower Swainswick Bath
Proposal: Use of former Boat House as a single dwelling (Certificate of Lawfulness for an Existing Use)
Decision: REFUSE
Decision Date: 22 November 2012
Decision Level: Delegated
Appeal Lodged: 30 May 2013

App. Ref: 12/05621/FUL
Location: Lower Tunley Farm Stoneage Lane Tunley Bath
Proposal: Retention of a general purpose agricultural storage building.
Decision: REFUSE
Decision Date: 11 March 2013
Decision Level: Delegated
Appeal Lodged: 5 June 2013

Enf. Ref: 12/00452/UNDEV
Location: Lower Tunley Farm Stoneage Lane Tunley Bath
Breach: Without the benefit of planning permission, the erection of a large agricultural barn
Appeal Lodged: 5 June 2013

Enf Ref: 12/00372/UNAUTH
Location: Redhill House, Red Hill, Camerton, Bath
Breach: Unauthorised material change of use of the property from use as a single dwellinghouse to a mixed use of dwellinghouse and business uses namely yoga classes, retreat, lectures, overnight accommodation and as a commercial venue available for hire.
Appeal Lodged: 6 June 2013

App. Ref: 13/00996/FUL
Location: 50 Park Road Keynsham Bristol BS31 1BU
Proposal: Erection of a single storey rear extension and provision of a loft conversion/roof extension.
Decision: REFUSE
Decision Date: 7 May 2013
Decision Level: Delegated
Appeal Lodged: 6 June 2013

App. Ref: 13/00159/FUL
Location: 1 Phillis Hill Midsomer Norton Radstock BA3 2SW
Proposal: Erection of a single storey rear extension and provision of a loft conversion.
Decision: REFUSE
Decision Date: 27 March 2013
Decision Level: Delegated
Appeal Lodged: 11 June 2013

App. Ref: 12/04597/OUT
Location: Fields North Of Orchard Park Staunton Lane Whitchurch Bristol
Proposal: Residential development (up to 295 dwellings) including infrastructure, ancillary facilities, open space, allotments and landscaping. Construction of two new vehicular accesses from Stockwood Lane (Resubmission)
Decision: REFUSE
Decision Date: 14 May 2013
Decision Level: Planning Committee
Appeal Lodged: 18 June 2013

Appeal Decisions

App. Ref: 12/03301/LBA
Location: 27 Dafford Street, Bath, BA1 6SW
Proposal: Replacement of aluminium single glazed windows with softwood timber double glazed vertical sliding sash window units
Decision: Refuse
Decision Date: 22 October 2012
Decision Level: Refuse
Appeal Decision: Dismiss

Summary:

The Inspector considered that the windows proposed would cause harm to the special architectural and historic interest of the listed building and fail to preserve or enhance the character or appearance of the conservation area, and that they would have an adverse effect on the World Heritage Site.

He stated that the proposed windows must be assessed on their own merits, notwithstanding the many other inappropriate windows installed on the listed terrace. He considered that double glazing would lead to double reflections which would adversely affect the perception of the terrace and that although the windows would be made of timber their detailed design lacked finesse.

He also noted that improving the thermal efficiency of the house would clearly be a public benefit but it had not been shown that much the same benefit in terms of thermal efficiency could not be provided by single-glazed sash windows of appropriate design and manufacture.

He concluded that if the double-glazed windows were to be accepted it would make it very difficult for the Council to resist similar installations as windows came to be replaced in the rest of the terrace.

FORTHCOMING INQUIRIES

App. Ref:	12/01999/EFUL
Location:	Former Bath Press Premises Lower Bristol Road Westmoreland Bath BA2 3BL
Proposal:	Mixed-use redevelopment comprising 6,300sqm of retail (Class A1), 4,580sqm of creative work space (Class B1), 2,610sqm of offices (Class B1), 220sqm of community space (class D1/D2), 10 residential houses, basement car park, landscape and access (including realignment of Brook Road)
Date of Inquiry:	2 nd – 12 th July 2013
Venue:	Bath City Football Club, Twerton Park, Twerton, Bath, BA2 1DB