

**BATH AND NORTH EAST SOMERSET COUNCIL**

**Development Control Committee**

**3<sup>rd</sup> July 2013**

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

**Item 6**

**13/01606/FUL: Church Farm Barn, Washing Pound Lane, Whitchurch, Bristol**

**Update:**

Please note that the officer assessment at page 104 on the Committee Main Agenda under the subheading 'Former Development on the Site' should refer to paragraph 90 rather than 89 of the National Planning Policy Framework 2012. The corrected version is set out below:

**FORMER DEVELOPMENT ON THE SITE:**

The former existence of buildings on the site has been discussed above. Whilst it is accepted that over ten years ago the building previously had a roof, the photographs also indicate that the building was not in use and could not have been secured at this time due to the absence of walls on the gable elevations. The length of time which has now passed would conclusively exclude any rebuilding of the barn from being considered as repair works. Paragraph 90 of the NPPF and policy ET.9 of the Local Plan both confirm that buildings must be of substantial construction to be converted and previous appeal decisions relating to this site have concluded that the proposal must be considered as a new building. These circumstances would exist in any situation where a building is no longer capable of conversion without substantial or complete reconstruction.

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**Item 8**

**13/01163/FUL: 54 High Street, Saltford**

**Update:**

Please note that Councillor Matthew Blankley has withdrawn his objection to the proposal and has submitted the following comments.

"I am writing to ask that my objections stated previously are withdrawn. I would still request that the application be dealt with by the Development Control Committee because of the subjectivity and sensitivity of development in the conservation area, however the issue surrounding traffic has been remedied by the proposed widening of the applicant's driveway.

Unfortunately, I am still unable to attend next week's committee meeting because of other commitments, but I have been assured by the applicant of his desire to make the proposed building's appearance look as in-keeping with the area as feasibly possible."