

BATH AND NORTH EAST SOMERSET COUNCIL

Development Control Committee

31st July 2013

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

ITEM 10

ITEMS FOR PLANNING PERMISSION

Item No.	Application No.	Address
Site Visit 02	13/01163/FUL	54 High Street Saltford Bristol

1. Following the previous committee, the applicant has submitted additional arboricultural information addressing some of the points raised by third parties.

Primarily, these respond to concerns about inaccuracies in the original tree report. It is also confirmed that the Holly Tree within the grounds of The Old Rectory, marked as T13 on the tree report, was felled in March.

The Council's Arboriculturalist has assessed the submitted tree report and raised no objection. They have also confirmed that the height and crown spread of a tree have no bearing, within the methodology employed, on an estimate of the root protection area required for a tree.

2. The applicant has also produced an assessment of the plot sizes of the properties surrounding the application site. The plot size of the proposed dwelling is given as 724.73sq m with the remaining plot size for 54 High Street being 1306.12sq m. This is considered to be comparable to a number of dwellings in the surrounding area.

Item No.	Application No.	Address
01	13/01965/FUL	Old Colliery Yard Wick Lane Pensford

Update 1:

The committee report under the subheading 'Summary of Consultation/Representations' refers to 295 representations. Please note that this is

the total number of respondents however some respondents have replied more than once and therefore the total number of letters received is 440 in objection and 5 making general comments. Since the committee report was submitted an additional 8 letters of objection and 1 making general comments have been received however no new issues have been raised.

Update 2:

An updated consultation response has been received from Stanton Drew Parish Council which raises an objection to the application for the reasons summarised in the committee report.

Update 3:

The committee report under the subheading 'Sustainability' refers to the location of the nearest doctors' surgery. Please note that this is in Chew Stoke and not Chew Magna as stated in the committee report.

Update 4:

The Council's Ecologist has provided additional comments since the committee report was submitted. These comments explain that the Council must adhere to the Conservation of Habitats and Species Regulations 2010 as amended when determining planning applications with respect to the potential impacts of a proposal on European Protected Species.

Item No.	Application No.	Address
02	12/05477/OUT	Land Between Hillside View And Bath Road Greenlands Road Peasedown St. John

Summary of Consultation/Representations:

Highways Development Officer: Traffic Regulation Orders' (TRO's) are required at Greenlands Road, however the main area for consideration for TRO's would be at the junction of Greenlands Road with Bath Road.

Officer Assessment:

The Committee Report currently requires, under the Section 106 agreement that TRO's are required on Greenlands Road only. The Highways Development Officer's comments has clarified that they are also required on Bath Road, at the Junction with Greenlands Road which is considered acceptable and the recommendation should be amended accordingly.

Recommendation:

As per the main report with the following paragraph substituted in relation to the provisions within the section 106 agreement.

Highways

2. To secure the highway works and contributions comprising:
 - o Upgrading of the remaining length of public footpath (BA19/4) with a bound surface to a width of 1m and provision of positive drainage along the entire length.
 - o the formation of new vehicular accesses from Greenlands Road into the development
 - o the formation of new pedestrian access from the site onto Public Right of Way BA19/4
 - o improvements and alterations to road markings (including Traffic Regulation Orders) on Greenlands Road and Bath Road, Peasedown St John.