

## Bath & North East Somerset Council

**MEETING:** Development Control Committee

**MEETING DATE:** 25<sup>th</sup> September 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:** 12/04384/FUL  
**Location:** Development Site Between 32 And Glenthorn Bath Old Road Radstock  
**Proposal:** Erection of a three bedroom detached dwelling (on land adjacent to 30  
and 32 Bath Old Road).  
**Decision:** REFUSE  
**Decision Date:** 4 February 2013  
**Decision Level:** Delegated  
**Appeal Lodged:** 8 August 2013

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**App. Ref:** 13/01309/FUL  
**Location:** The Byre House Knowle Hill Chew Magna Bristol  
**Proposal:** Reinstatement and repairs to existing barn (Retrospective).  
**Decision:** REFUSE  
**Decision Date:** 20 June 2013  
**Decision Level:** Delegated  
**Appeal Lodged:** 13 August 2013

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**App. Ref:** 12/05632/FUL  
**Location:** 12 Dowding Road Larkhall Bath BA1 6QJ  
**Proposal:** Erection of bungalow (Resubmission)  
**Decision:** REFUSE  
**Decision Date:** 18 February 2013  
**Decision Level:** Delegated  
**Appeal Lodged:** 19 August 2013

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**App. Ref:** 13/01481/FUL  
**Location:** The Chalet 52 Charlton Road Midsomer Norton BA3 4AH  
**Proposal:** Erection of 2no. single storey dwellings, associated single storey detached garage, and formation of new vehicular access.  
**Decision:** REFUSE  
**Decision Date:** 4 June 2013  
**Decision Level:** Delegated  
**Appeal Lodged:** 21 August 2013

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**App. Ref:** 13/02083/FUL  
**Location:** The Bungalow Stitchings Lane Inglesbatch  
**Proposal:** Change of use and extension of garage to form granny annexe.  
**Decision:** REFUSE  
**Decision Date:** 11 July 2013  
**Decision Level:** Delegated  
**Appeal Lodged:** 27 August 2013

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## APPEAL DECISIONS

**App. Ref:** 12/03780/LBA  
**Location:** 14/15 Argyle Street, Bath, BA2 4BQ  
**Proposal:** Provision of an external menu board and retractable door blind to restaurant entrance (retrospective application)  
**Decision:** Refuse  
**Decision Date:** 12 November 2012  
**Decision Level:** Delegated  
**Appeal Decision:** Appeal B (application for listed building consent) : Allowed in part and dismissed in part

### Summary:

The Inspector considered that the main issue is the effect on the setting of the grade II\* listed building, and on the character and appearance of Bath Conservation Area and World Heritage Site. He issued a split decision as follows.

He concluded that the retractable door blind's modern mechanical nature and appearance sits ill with the traditional detailing of the shopfronts to either side and introduces an unnecessary and unsympathetic element of clutter to the street elevation. He found no wider public benefit capable of outweighing the harm to the heritage assets and refused consent for the blind.

He did not find that the internally illuminated menu box caused any harm to the significance of the listed building and considered that it preserves the character of the conservation area. Accordingly he granted consent for the menu box..

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**App. Ref:** 12/03779/AR  
**Location:** 14/15 Argyle Street, Bath, BA2 4BQ  
**Proposal:** Provision of an external menu board and retractable door blind to

restaurant entrance (retrospective application)  
**Decision:** Refuse  
**Decision Date:** 13 September 2012  
**Decision Level:** Delegated  
**Appeal Decision:** Appeal C (advertisement): Allowed in part and dismissed in part

**Summary:**

The Inspector considered that the main considerations relevant to the determination of applications for advertisement consent are amenity and safety. And the decisive issue is the effect on the setting of the grade II\* listed building, and on the character and appearance of Bath Conservation Area and World Heritage Site. He issued a split decision as follows.

He concluded that the retractable door blind's modern mechanical nature and appearance sits ill with the traditional detailing of the shopfronts to either side and introduces an unnecessary and unsympathetic element of clutter to the street elevation. He found it harmful to amenity, and advertisement consent was refused for the roller blind.

He did not find that the internally illuminated menu box caused any harm to the significance of the listed building and considered that it preserves the character of the conservation area. Accordingly he granted consent for the menu box.

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## FORTHCOMING PUBLIC INQUIRIES

**App. Ref:** 13/00058/RF  
**Location:** Fields North of Orchard Park, Staunton Lane, Whitchurch  
**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)  
**Date of Inquiry:** 22<sup>nd</sup> October – 29<sup>th</sup> October  
**Venue:** Bath City Football Club

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