

Bath & North East Somerset Council

MEETING: Development Control Committee

AGENDA
ITEM
NUMBER

**MEETING
DATE:** 15 January 2014

**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: 13/01606/FUL
Location: Church Farm, Barn Washing Pound Lane, Whitchurch, Bristol.
Proposal: Repair and rebuilding of existing dilapidated workshop/outbuilding to provide 1no. one and half storey dwelling with associated access, car parking area and garden area (resubmission).
Decision: REFUSE
Decision Date: 5 July 2013
Decision Level: Delegated
Appeal Lodged: 3 December 2013

App. Ref: 12/05477/OUT
Location: Land Between Hillside View And Bath Road, Greenlands Road, Peasedown St. John, Bath.
Proposal: Erection of 89 dwellings (72 houses/17 flats) and 288 sq m of Class B1 floorspace. Provision of public open space (including allotments) and landscaping. 2 no. vehicular accesses from Greenlands Road. Undergrounding of existing overhead lines
Decision: REFUSE
Decision Date: 22 August 2013
Decision Level: Planning Committee
Appeal Lodged: 4 December 2013

App. Ref: 13/03611/FUL
Location: 85 Queens Road, Keynsham, Bristol.
Proposal: Erection of a single dwelling house
Decision: REFUSE
Decision Date: 15 October 2013
Decision Level: Delegated
Appeal Lodged: 9 December 2013

App. Ref: 13/02937/AR
Location: 105 High Street, Twerton, Bath.
Proposal: Display of 2no externally illuminated fascia signs, 1no externally illuminated projecting sign and 5no. window vinyls
Decision: REFUSE
Decision Date: 4 October 2013
Decision Level: Delegated
Appeal Lodged: 10 December 2013

App. Ref: 13/03428/FUL
Location: 5 Sydney Buildings, Bathwick, Bath.
Proposal: Erection of rear extension following demolition of existing lean-to and alterations (Scheme D)
Decision: REFUSE
Decision Date: 3 October 2013
Decision Level: Delegated
Appeal Lodged: 11 December 2013

App. Ref: 13/01812/LBA
Location: 10 Belgrave Terrace, Camden Road, Beacon Hill, Bath.
Proposal: Removal of walls on lower ground floor
Decision: REFUSE
Decision Date: 25 July 2013
Decision Level: Delegated
Appeal Lodged: 13 December 2013

App. Ref: 13/02135/OUT
Location: Land South Of Brocks Farm, Timsbury Road, Farmborough, Bath.
Proposal: Erection of 3no detached bungalows and garages
Decision: REFUSE
Decision Date: 11 July 2013
Decision Level: Delegated
Appeal Lodged: 13 December 2013

App. Ref: 13/02006/FUL
Location: 4 Uplands Road, Saltford, Bristol.
Proposal: Erection of 2 no. dwellings with associated works
Decision: REFUSE
Decision Date: 4 July 2013
Decision Level: Delegated
Appeal Lodged: 17 December 2013

App. Ref: 13/03426/FUL
Location: Former Pioneer Public House, 15 Station Road, Keynsham.
Proposal: Erection of an extension to from 4no. flats. (Resubmission)
Decision: REFUSE
Decision Date: 3 October 2013
Decision Level: Delegated
Appeal Lodged: 18 December 2013

APPEALS DECIDED

App. Ref: 13/01397/FUL
Location: The Chalet, 52 Charlton Road, Midsomer Norton.
Proposal: Erection of 3no dwellings (2no two storey + 1no single storey), associated garaging, formation of new vehicular access, and erection of detached single storey garage (for The Chalet).
Decision: REFUSE
Decision Date: 30 May 2013
Decision Level: Delegated
Appeal Lodged: 26 June 2013
Appeal Decision: Dismissed on 27 November 2013

Link To Inspector's Decision:

<http://idox.bathnes.gov.uk/WAM/doc/Appeal%20Decision-762701.pdf?extension=.pdf&id=762701&location=VOLUME3&contentType=application/pdf&pageCount=1&appid=1001>

App. Ref: 13/01481/FUL
Location: The Chalet, 52 Charlton Road, Midsomer Norton.
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
Appeal Decision: Dismissed on 27 November 2013

Link To Inspector's Decision:

<http://idox.bathnes.gov.uk/WAM/doc/Appeal%20Decision-762702.pdf?extension=.pdf&id=762702&location=VOLUME3&contentType=application/pdf&pageCount=1&appid=1001>

App. Ref: 12/04590/OUT
Location: Parcel 0025, Monger Lane, Welton, Midsomer Norton.
Proposal: Residential development comprising up to 135 dwellings, vehicular access from Monger Lane, public open space, and other associated infrastructure.
Decision: REFUSE
Decision Date: 15 May 2013
Decision Level: Planning Committee
Appeal Lodged: 2 July 2013
Appeal Decision: Allowed on 2 December 2013

Link To Inspector's Decision:

<http://idox.bathnes.gov.uk/WAM/doc/Appeal%20Decision-764254.pdf?extension=.pdf&id=764254&location=VOLUME3&contentType=application/pdf&pageCount=1&appid=1001>

App. Ref: 13/01191/FUL
Location: Woodborough, Peppershells Lane, Compton Dando, Bristol.
Proposal: Change of use of agricultural store to residential dwelling with associated works. (Resubmission)
Decision: REFUSE
Decision Date: 15 May 2013
Decision Level: Delegated
Appeal Lodged: 3 July 2013
Appeal Decision: Dismissed on 2 December 2013

Link To Inspector's Decision:

<http://idox.bathnes.gov.uk/WAM/doc/Appeal%20Decision-764161.pdf?extension=.pdf&id=764161&location=VOLUME3&contentType=application/pdf&pageCount=1&appid=1001>

App. Ref: 13/00731/FUL
Location: The Bath Bun Tea Shoppe, 2 Abbey Green, Bath.
Proposal: Remodelling of existing Bath Bun Tea Shoppe comprising a proposed extension linking the tea shop to no.7 North Parade Passage at ground floor via a new staircase (revised resubmission).
Decision: REFUSE
Decision Date: 15 April 2013
Decision Level: Delegated
Appeal Lodged: 2 July 2013
Appeal Decision: Allowed on 4 December 2013

Link To Inspector's Decision:

<http://idox.bathnes.gov.uk/WAM/doc/Appeal%20Decision-765312.pdf?extension=.pdf&id=765312&location=VOLUME3&contentType=application/pdf&pageCount=1&appid=1001>

App. Ref: 13/02398/FUL
Location: 89 North Road, Midsomer Norton, Radstock.
Proposal: Erection of 2 two storey side extensions and a two storey rear extension.
Decision: REFUSE
Decision Date: 1 August 2013
Decision Level: Delegated
Appeal Lodged: 16 October 2013
Appeal Decision: Dismissed on 11 December 2013

Link To Inspector's Decision:

<http://idox.bathnes.gov.uk/WAM/doc/Appeal%20Decision-768226.pdf?extension=.pdf&id=768226&location=VOLUME3&contentType=application/pdf&pageCount=1&appid=1001>

App. Ref: 12/04551/FUL
Location: 2 Hermitage Road, Lansdown, Bath.
Proposal: Erection of dwelling following demolition of existing bungalow
Decision: REFUSE
Decision Date: 12 December 2012
Decision Level: Delegated
Appeal Lodged: 3 July 2013
Appeal Decision: Dismissed on 12 November 2013; BANES awarded full costs.

Link To Inspector's Decision:

<http://idox.bathnes.gov.uk/WAM/doc/Appeal%20Decision-768245.pdf?extension=.pdf&id=768245&location=VOLUME3&contentType=application/pdf&pageCount=1&appid=1001>

Link To Inspector's Costs Decision:

<http://idox.bathnes.gov.uk/WAM/doc/Appeal%20Decision-768246.pdf?extension=.pdf&id=768246&location=VOLUME3&contentType=application/pdf&pageCount=1&appid=1001>

App. Ref: 12/00372/UNAUTH
Location: Redhill House, Red Hill, Camerton, Bath.
Proposal: Appeal against 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.
Decision: REFUSE
Decision Date: 9 May 2013
Decision Level: Delegated
Appeal Lodged: 25 July 2013
Appeal Decision: Dismissed on 13 December 2013; BANES refused costs.

Link To Inspector's Decision:

<http://www.pcs.planningportal.gov.uk/pcsportal/fscdav/READONLY?OBJ=COO.2036.300.12.6086389&NAME=/DECISION.pdf>

Link To Inspector's Costs Decision:

<http://www.pcs.planningportal.gov.uk/pcsportal/fscdav/READONLY?OBJ=COO.2036.300.12.6086392&NAME=/COSTS%20DECISION.pdf>

App. Ref: 13/02506/FUL
Location: 4 Cleveland Walk, Bathwick, Bath.
Proposal: Erection of two-storey, plus lower ground extension providing study, dining room and master bedroom, single storey side extension including playroom and external works including new parking arrangement, external terrace, entrance gates and boundary fencing
Decision: REFUSE
Decision Date: 30 August 2013
Decision Level: Delegated
Appeal Lodged: 23 September 2013
Appeal Decision: Dismissed on 13 December 2013

Link To Inspector's Decision:

<http://idox.bathnes.gov.uk/WAM/doc/Appeal%20Decision-768724.pdf?extension=.pdf&id=768724&location=VOLUME3&contentType=application/pdf&pageCount=1&appid=1001>

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
Appeal Decision: Dismissed on 17 December 2013

Link To Inspector's Decision:

<http://idox.bathnes.gov.uk/WAM/doc/Appeal%20Decision-769217.pdf?extension=.pdf&id=769217&location=VOLUME3&contentType=application/pdf&pageCount=1&appid=1001>

App. Ref: 12/01999/EFUL
Location: Former Bath Press Premises, Lower Bristol Road, Westmoreland, Bath.
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).
Decision: REFUSE
Decision Date: 17 January 2013
Decision Level: Planning Committee
Appeal Lodged: 8 March 2013
Appeal Decision: Dismissed on 18 November 2013

Link To Inspector's Decision:

<http://idox.bathnes.gov.uk/WAM/doc/Appeal%20Decision-770786.pdf?extension=.pdf&id=770786&location=VOLUME3&contentType=application/pdf&pageCount=1&appid=1001>

App. Ref: 13/01541/FUL
Location: 13 Bennett's Road, Lower Swainswick, Bath.
Proposal: Erection of 1no. detached dwelling with associated works
Decision: REFUSE
Decision Date: 6 June 2013
Decision Level: Delegated
Appeal Lodged: 17 July 2013
Appeal Decision: Dismissed on 27 Decemeber 2013

Link To Inspector's Decision:

<http://idox.bathnes.gov.uk/WAM/doc/Appeal%20Decision-772523.pdf?extension=.pdf&id=772523&location=VOLUME3&contentType=application/pdf&pageCount=1&appid=1001>

App. Ref: 13/03419/FUL
Location: 1 Midford Road, Odd Down, Bath.
Proposal: Re-modelling of the front garden to create two new parking spaces (Resubmission of 13/01767/FUL)
Decision: REFUSE
Decision Date: 2 October 2013

Decision Level: Delegated
Appeal Lodged: 19 November 2013
Appeal Decision: Dismissed on 25 November 2013

Link To Inspector's Decision:

<http://idox.bathnes.gov.uk/WAM/doc/Appeal%20Decision-772948.pdf?extension=.pdf&id=772948&location=VOLUME3&contentType=application/pdf&pageCount=1&appid=1001>

FORTHCOMING HEARINGS

App. Ref: 13/01988/FUL
Location: Land To The Rear Of Paysons Croft, Church Lane, Bishop Sutton, Bristol.
Proposal: Erection of 3no. dwellings with associated works.
Date of Hearing: 18th February 2014
Venue: Northgate House, Bath.

App. Ref: 13/03253/FUL
Location: Land To The Rear Of Paysons Croft, Church Lane, Bishop Sutton, Bristol.
Proposal: Erection of 2no. dwellings (Resubmission of application 13/01988/FUL).
Date of Hearing: 18th February 2014
Venue: Northgate House, Bath.
