

BATH AND NORTH EAST SOMERSET COUNCIL

Development Control Committee

12th March 2014

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

ITEM

ITEMS FOR PLANNING PERMISSION

Site Visit

Item No 2

Application No. 13/03562/OUT

Address. Parcel 3300, Temple Inn Lane, Temple Cloud, Bristol,

The applicants submitted a Cumulative Transport Assessment, assessing the cumulative impact of traffic generated by their proposed development of 70 dwellings and by the development at Temple Inn, for the renovation of the public house, the erection of 9 dwellings and a building comprising 10 letting rooms.

The Councils Highways Development Management Team commented in response that the report did not change their advice or recommendation, in that the overall impacts of these developments were considered when providing their formal response.

Item No 1

Planning reference 13/04234/EFUL - Erection of hotel (C1), 2no restaurants (A3) and casino (Sui Generis), alteration works to listed buildings (Gala Bingo Club, Market and Bluecoat House boundary walls) and associated hard landscaping works following the demolition of unlisted buildings (former clinic, former weighbridge kiosk, Regency Garage and 1-2 Bridewell Lane)

The application was deferred from committee in February as members felt design revisions should be sought. Those revisions have been made and are considered satisfactory to Officers and are re-presented to members on that basis.

REPRESENTATIONS

Historic Buildings Officer

comments made 5th March 2014 - I continue my support for the architectural and urban design approach adopted which respects the local built context and will in my view both improve and enhance the appearance and character of

this part of the conservation area and the settings of the adjacent listed buildings.

The design revisions include architectural detailing in the form of a stone cornice and string bands, and ground floor rustication. At roof level structures have been added projecting above the originally proposed roof line. It is not clear from the drawings how this structure works in visual terms or the cladding materials proposed, but a condition could be included to cover this.

Although I consider the additional detailing to be unnecessary, I have no objections to its introduction and would recommend that the scheme is approved as revised. It continues to strongly reflect and reinterpret both the traditional and classical proportions of local built forms. The scheme will make a positive contribution to the local character and appearance of this part of the conservation area and World Heritage Site.

Theatre Trust

The theatre Trust has a statutory responsibility for theatres and that includes former theatres which in this case applies to the Gala Bingo Hall. The Trust has no in principle objections to the development. They advise that they regret the partial loss of the theatre's fabric and integrity, but recognise that the theatre auditorium has little architectural or historical significance and hasn't been used as a theatre for over 50 years. They support the design approach to retain and restore the entrance tower and the Market building, which are the key features of most historic importance, and the overall economic and social benefits of the proposal justify the demolition and redevelopment of the rest of the building. The investment will rejuvenate and enhance the area by introducing new and active uses that maintain public access across the site. Conditions are requested.

Highway Officer

In respect of the accessibility of the site for all users it is advised that In relation to the transition strip, this is required to effect the change in levels between the proposed finished levels of the application site and the existing public highway. The gradient of the transition zone would be a maximum of 1 in 32, which is an acceptable gradient for a footway cross fall. The kerb upstand adjoining the carriageway is proposed as 25mm which is less than the existing upstand on Upper Borough Walls. The kerbing to the rear of the transition zone defines the application site boundary, and mirrors a standard kerb upstand to many roads (125mm). The transition zone would provide a pedestrian route, where currently there is none, as an interim measure until such time as the public realm works are implemented to change the whole character of the area to a shared space, where there would be no vehicle dominance.

Third Party Representations

Healthwatch Bath asks if the Local Authority has undertaken a wide enough consultation on the closure of Saw Close Car Park with local disabled groups and patients who use the Royal National Hospital for Rheumatic Diseases as it is this group of people who will be affected most by such a closure. Has an Equality Impact Assessment been undertaken on how the closure will affect people with protected characteristics?

Bath Heritage Watchdog maintain an objection and comment that though all of the revisions are of further benefit and soften the design a little, they are merely cosmetic and do not address the underlying flaws of the design.

Bath PreservationTrust welcome materials revisions but consider that the changes to the front elevation have left the scheme much more uncertain about its architectural identity This elevation is now neither truly contemporary nor a replica of Georgian architecture. Our comment on the first iteration of these proposals largely supported the principle of adopting a contemporary approach and centred on points of detail of that approach; it did not seek to discourage the contemporary.

Further representations have been received from a resident who has previously written concerned that disabled and equality issues have not been fully taken into account.

It is also noted that Guide Dogs for the blind have made representations to councillors and although these have not been submitted formally to planning those representations seeking further discussions with disabled user groups have been taken into account.

OTHER MATTERS

The drawings list on the application will be revised to reflect the revised drawings submitted.

Officer Assessment

Design

The applicant has revised the plans in line with previous committee discussions and these revisions are acceptable and are supported. Conditions have been subject to minor revision and additions and the updated list is set out below.

Equality Act considerations

Under s149 Equality Act 2010, the Council as LPA is subject to a public sector equality duty. In summary, this means that the Council must have due regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations in respect of people who have a 'protected

characteristic'. There are a number of protected characteristics, one of which is disability.

In this case concerns have been raised by third parties regarding accessibility and loss of parking for disabled people, particularly for those accessing the Mineral Water Hospital. These matters are specifically considered below.

The buildings will be constructed to be fully accessible and consideration of accessibility of the buildings will be further assessed through the building control regulations.

The external public realm will be a significant improvement over the current situation as it will be a pedestrianised space with an improved surface and an acceptable and improved crossfall. The highway officer has made reference to this above.

The loss of the car park has been considered and commented upon by the highway officer and it is considered that the loss of the 2 allocated disabled spaces must be seen in the context of the wider parking strategy for Bath and is in that regard acceptable. In addition the applicant has provided a plan of potential parking for disabled users which includes on street and which shows that there would be in the region of 90 disabled parking spaces still available within the vicinity of the site.

Construction will minimise disruption for all users and a condition on the approval would require details of construction activities to be agreed and any disruptions to the highway would need highways approval.

The applicant has expanded the Design and access statement with specific details of these issues demonstrating how they have been considered throughout the development.

The Phase 2 works are not part of the current application and would be carried out by the highway authority. However consideration has been made to level accesses and appropriate levels and surfaces across the highway and the reduction in car movements can only be a benefit for all pedestrians.

As part of the consultation exercise carried out by the applicant, disabled user groups were included within that consultation and this is noted within the planning submission. There is no statutory requirement to consult specific disabled user groups as part of the planning process however comments received have been fully taken into account in the consideration of this application.

In conclusion, officers are of the view that there will still be adequate parking provision for disabled users and that the development will be accessible to all users, including those with disabilities.

Recommendation

As per the main committee report with revised conditions as below and revisions to drawing numbers to reflect the revised plans submission.

Conditions

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 (as amended) and to avoid the accumulation of unimplemented planning permissions.

2 The development/works hereby permitted shall only be implemented in accordance with the plans as set out in the plans list below.

Reason: To define the terms and extent of the permission.

3 The development shall not be brought into use or occupied until the applicant, or their agents or successors in title, has secured the implementation of a programme of post-excavation analysis in accordance with a publication plan which has been submitted to and approved in writing by the Local Planning Authority. The programme of post-excavation analysis shall be carried out by a competent person(s) and completed in accordance with the approved publication plan, or as otherwise agreed in writing with the Local Planning Authority.

Reason: The site has produced significant archaeological findings and the Council will wish to publish or otherwise disseminate the results.

4 No development shall take place within the site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The programme of archaeological work should provide: (a) monitoring of demolition works; (b) monitoring of enabling works including further archaeological investigations; and (c) a controlled watching brief during the main construction phase with provision for excavation of any significant deposits or features encountered, and shall be carried out by a competent person(s) and completed in accordance with the approved written scheme of investigation or as otherwise agreed in writing with the Local Planning Authority..

Reason: The site is within an area of significant archaeological interest and the Council wish to ensure that any archaeological remains disturbed by the development are properly examined and recorded.

5 All ground works (including site clearance, demolition, foundations, drainage and those of statutory undertakers) and archaeological recording (including an Archaeological Management Plan) shall be carried out and completed in accordance with the Archaeology and Engineering Statement prepared by Cotswold Archaeology (CA Project 2312, Revision 4, January 2014), unless otherwise first agreed in writing with the Local Planning Authority.

Reason: The site is within an area of significant archaeological interest and the Council wish to ensure the future protection and preservation of the archaeological remains.

6 The cumulative plant noise level (as an equivalent noise level over 5 minutes, LAeq 5 minutes) should be designed not to exceed the following specified plant noise levels at the façade of the nearest noise sensitive dwellings.

Daytime	Evening
Night	
07:00 to 21:00 hrs	21:00 to 23:00 hrs
23:00 to 07:00 hrs	
LA eq 1hr dB	LA eq 1hr dB
LA eq 5min dB	
45	42
37	

Reason : In the interests of residential amenity

7 No site clearance or demolition works shall take place within the site until the applicant, or their agents or successors in title, has submitted to and had approved by the Local Planning Authority a written method statement providing for a careful manner of demolition that prevents any potential damage to below ground archaeological deposits. The method statement shall include the location, extent and depth of all excavations and these works shall be monitored by a suitably qualified archaeologist to ensure the demolition works are carried out and completed in accordance with the details as approved or as otherwise agreed in writing with the Local Planning Authority.

Reason: The site is within an area of significant archaeological interest and the Council wishes to prevent any unnecessary damage to historic remains beneath the existing buildings.

8 On completion of the works but prior to any occupation of the approved development, the applicant shall submit to and have approved in writing by the Local Planning Authority, confirmation from a competent person to demonstrate that the development has been constructed to provide sound attenuation against external noise in accordance with BS8233:1999. For bedrooms at night individual noise events (measured with F time-weighting) shall not (normally) exceed 45dBLAmax.

Reason: To protect the amenity of the users of the development.

9 Prior to commencement of development (or within a timescale as agreed in writing with the Local Planning Authority) details relating to the type, extent and technical specifications of the proposed odour abatement (filtration) system as well as plans showing the proposed height and terminus of the

extract system duct-work shall be submitted to and approved in writing by the Local Planning Authority. Development shall take place in accordance with the approved details or as otherwise agreed in writing with the Local Planning Authority. .

Reason : In the interests of amenity.

10 Provision shall be made within the site for the disposal of surface water, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to construction.

Reason: In the interests of flood risk management and highway safety.

11 No deliveries shall be taken at or dispatched from the commercial elements of the proposed development outside of the hours of 07.00-21.00 or at any time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the locality, especially for people living and/or working nearby

12 No amplified or other music shall be played within the identified external performance area outside the following times: 10.00-23.00 Monday to Saturday

12.00 -22.30 Sundays and bank holidays (unless otherwise agreed in writing with the Local Planing Authority).

Reason : To protect the amenity of adjoining occupiers

13 Prior to commencement of development full details of the proposed roof-top structures on the projecting elements of the Saw Close elevation are submitted to the local planning authority for approval in writing.

Reason : In the interests of the appearance of the building and the area.

14 Prior to the commencement of the development, a Construction Management Plan for the enabling works (comprising removal of the existing stone setts, works of demolition, archaeological investigations, site remediation, site levelling, development platform works, and asbestos removal works) shall be submitted to and approved in writing by the Local Planning Authority and shall include details of deliveries (including storage arrangements and timings), contractor parking, traffic management. Development shall thereafter proceed in accordance with the approved details.

Reason: To ensure the safe operation of the highway and in order to protect neighbouring amenity.

15 Prior to the commencement of the development (excluding the enabling works as defined in Condition 14), a Construction Management Plan for the main construction works shall be submitted to and approved in writing by the

Local Planning Authority and shall include details of deliveries (including storage arrangements and timings), contractor parking, traffic management. Development shall thereafter proceed in accordance with the approved details.

Reason: To ensure the safe operation of the highway and in order to protect neighbouring amenity.

16 Prior to bringing into use any unit, an individual Operational Statement for the relevant unit shall be submitted to and approved in writing by the Local Planning Authority. Such an Operational statement shall include details of delivery management, waste storage and collections, recycling.

Reason: To ensure the safe operation of the highway.

17 Prior to the bringing into use of any part of the development a completed Framework Travel Plan for the site shall have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be operated in accordance with the Travel Plan or as otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of sustainable development

18 Prior to the bringing into use of any individual unit within the development a Travel Plan for the relevant unit shall have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be operated in accordance with the Travel Plan or as otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of sustainable development.

19 Prior to the development being brought into use, details of the proposed cycle stands shall have been submitted to and approved in writing by the Local Planning Authority. Such cycle stands shall be provided on the site prior to any occupation.

Reason: In the interests of sustainable development.

20 The commencement of development of the new buildings hereby approved shall not begin until samples of the materials to be used in the construction of the external surfaces, including roofs, and boundary walls, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out only in accordance with the details so approved.

Reason: In the interests of the appearance of the development and the surrounding area.

21 An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with

a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (a) a survey of the extent, scale and nature of contamination;
- (b) an assessment of the potential risks to:
 - (c) human health,
 - (d) property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - (e) adjoining land,
 - (f) groundwaters and surface waters,
 - (g) ecological systems,
 - (h) archaeological sites and ancient monuments;
- (i) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11".

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

22 A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the

development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

23 The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

24 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

25 Prior to the commencement of development (excluding the enabling works as defined in Condition 14) details of an external lighting strategy for the site shall be submitted to and approved in writing by the Local Planning Authority. Development shall take place in accordance with the agreed details or as otherwise agreed in writing with the Local Planning Authority.

Reason : In the interests of the visual appearance of the Conservation Area and to protect the setting of the World Heritage Site and nearby historic buildings.

26 Prior to the commencement of development (excluding the enabling works as defined in Condition 14) details of an outdoor seating strategy for the site

shall be submitted to and approved in writing by the Local Planning Authority. Development shall take place in accordance with the agreed details or as otherwise agreed in writing with the Local Planning Authority.

Reason : In the interests of the visual appearance of the Conservation Area and to protect the setting of the World Heritage Site and nearby historic buildings.

27 Prior to the bringing into use of any individual unit within the development details of all external lighting for that unit shall be submitted to and approved in writing by the Local Planning Authority. Development shall take place in accordance with the agreed details.

Reason : In the interests of the visual appearance of the Conservation Area and to protect the setting of the World Heritage Site and nearby historic buildings.

28 Prior to commencement of development (excluding the enabling works as defined in Condition 14) details of a scheme for installing Schweglerbat tubes (in accordance with the recommendations of the ecology report by Nicholas Pearsons Associates) into any new buildings to create potential roosting sites for bats shall be submitted to and approved in writing by the local Planning authority. Development shall thereafter take place in accordance with the approved scheme.

Reason : In the interests of ecology..

29 The A3 uses hereby approved shall not be carried on and no customer shall be served or remain on the premises outside the hours of 0800 and 2330 hours Monday to Saturday and 0800 to 2300 hours on Sundays.

Reason : To safeguard the amenities of nearby occupiers.

30 The open external terraces associated with the casino use shall not be used between the hours of 12.00 pm to 6.00 am Monday to Saturday and 11.00 pm and 7.00 am on Sundays unless otherwise agreed in writing with the Local Planning Authority.

Reason : In the interests of residential amenity.

31 Prior to the commencement of development a scheme for the removal and storage of the existing stone setts shall be submitted to and approved in writing by the Local Planning Authority. The stored setts shall be made available for re-use by the Council within 14 days of request or within such time as agreed in writing by the Local Planning Authority.

Reason : In the interests of the historic environment.

32 Prior to the commencement of development (excluding the enabling works as defined in Condition 14) details for the provision of services for the external performance space shall be submitted to and approved in writing by the Local Planning Authority. Development shall take place in accordance with the agreed details or as otherwise agreed in writing with the Local Planning Authority.

Reason : In the interests of amenity of the area.

33 No demolition within the site shall take place until the applicant has secured the implementation of a full photographic internal and external record (including later technical installations) of former Palace Theatre in accordance with a written scheme of investigation (English Heritage Level Three1) which shall be submitted by the applicant and approved in writing by the Local Planning Authority..

Reason: To ensure that a proper record is made of the building prior to its demolition

34 No demolition within the site shall take place until the applicant has agreed a list of items to be salvaged including the cornice/canopy situated within the Market bar, plasterwork, technical and electrical installations, fixtures and projection equipment. The salvaged items shall be placed in the care of the Local Planning Authority or an alternative statutory body (as agreed in writing with the Local Planning Authority). The list shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that architecturally significant fixtures, technical and electrical installations and projection equipment from the building will be set aside for reuse and made available to the appropriate statutory bodies for public benefit or display.

Item No2

Application reference 13/04218/LBA - Alterations to Gala Bingo Club comprising: demolition of north and east extensions; removal of internal balcony/gallery, paybox, toilets and platform lift; internal structural alterations including construction of new concrete floors at first floor level supported on new columns; associated works. Alterations to the Market comprising: removal of rear walls, lobby, bar and canopy, partition walls and staircases; structural alterations including new walls, timber floors at first and second floor, stairs and lift; fire protection works; associated works. Alterations to Bluecoat House boundary walls comprising; substantial removal of west and east walls, removal of north wall.

REPRESENTATIONS

Consultees

Historic Buildings Officer comments made 5th March 2014 - I continue my support for the architectural and urban design approach adopted which respects the local built context and will in my view both improve and enhance the appearance and character of this part of the conservation area and the settings of the adjacent listed buildings.

The design revisions include architectural detailing in the form of a stone cornice and string bands, and ground floor rustication. At roof level structures have been added projecting above the originally proposed roof line. It is not clear from the drawings how this structure works in visual terms or the cladding materials proposed, but a condition could be included to cover this.

Although I consider the additional detailing to be unnecessary, I have no objections to its introduction and would recommend that the scheme is approved as revised. It continues to strongly reflect and reinterpret both the traditional and classical proportions of local built forms. The scheme will make a positive contribution to the local character and appearance of this part of the conservation area and World Heritage Site.

Third Party Comments

Bath Heritage Watchdog maintain an objection and comment that though all of the revisions are of further benefit and soften the design a little, they are merely cosmetic and do not address the underlying flaws of the design.

Bath Preservation Trust welcome materials revisions but consider that the changes to the front elevation have left the scheme much more uncertain about its architectural identity. This elevation is now neither truly contemporary nor a replica of Georgian architecture. Our comment on the first iteration of these proposals largely supported the principle of adopting a contemporary approach and centred on points of detail of that approach; it did not seek to discourage the contemporary.

OTHER MATTERS

The drawings on the application have been revised and the drawings listed in the main agenda report will be revised accordingly.

Officer Assessment

The applicant has made revisions to the design to address concerns raised by the planning committee. These revisions are considered acceptable.

Recommendation

As per the main agenda

As per the main agenda with revisions to drawing numbers to reflect the revised plans submitted.

Item No.3

Application No. 13/04851/REG03

**Address. Weston All Saints Ce Vc Primary School, Broadmoor Lane,
Bath**

Representations

Sport England has provided updated comments in relation to the revised drawings. Their comment is one of NO OBJECTION.

The number of objections received prior to the receipt of the revised drawings has been recalculated as 24 (not 23 as previously stated).

In addition to the 4 representations already received regarding the revised drawings, a further 16 objection comments have been received, including a letter from the Broadmoor Lane Residents Association, alongside a petition with 23 signatures. The main additional points raised were:

- Some support of the drop-off proposals, but number of bays considered to be inadequate and concerns over operational statement and monitoring;
- Some concern that drop-off proposals will add to the traffic and pedestrian danger;
- Concern that drop-off will lead to queues backing onto Lansdown Lane;
- Further queries over the necessity of expanding WASPS;
- Pedestrian safety has been overlooked;
- Concerns about the clarity of the revised drawings;
- Expanded school will be detrimental to the children's sense of being part of a reasonable-sized community;
- Queries as to why school places cannot be provided on other sites;
- Concerns about siting and future use of school building;
- Increased use of playgrounds will increase noise;
- Concerns about how school will manage the increased numbers;
- Need for parking restrictions on Broadmoor Lane;
- Queries over footpath from Westbrook Cottages which no longer exists;
- Concerns about double parking and access for emergency vehicles;
- Fundamental opposition to the expansion of the school;
- Unconvinced by proposed permit scheme;
- Lack of pedestrian safety measures for the main gates;
- Drop-off is counter to aims to reduce reliance upon the car;
- Public funds better spent elsewhere;
- Lack of support from the school and Governing body;
- Proposal will increase the areas covered by hard-standing;
- Use of Broadmoor Lane as major pedestrian route overlooked;
- Pavements are extremely narrow on Broadmoor Lane;
- Over-provision of school places, with no limitation on how far a child may travel from, leads to unsustainable traffic patterns contrary to Local Plan;
- Claims about local population growth are not backed up by the data or evidence;

- Expansion of WASPS is not the only or best solution;
- Additional school places could be provided at Ensleigh MOD site;
- If expansion is proposed it should be temporary until the new Ensleigh school is built.

This brings the total number of representations received to 44 alongside a petition with 23 signatures.

Conclusion:

A large number of the points raised have already been address in the main committee report. In regard to the comments raised about the proposed drop-off proposal, this has been brought forward as a recommendation of the Highways Officer and is considered to alleviate some of the impact of the increased pupil numbers upon Broadmoor Lane. The proper management of the drop-off area will be essential. Condition 11 of the recommendation requires the submission of a revised operational statement so that the management of the drop-off area can be adequately controlled.

The Primary and Secondary Schools Organisation Plan 2013 – 2017 does state the birth and resident population for the North West planning area. However, adjustments are made to allow for some movements between planning areas where this is thought to be reasonable i.e. within a reasonable distance, reflecting current patterns of movements of pupils that live in one planning area and attend school in another etc. and from this the pupil projections are calculated. The figures included in the Committee Report indicating a shortfall of 37 school places in 2015 and 38 school places in 2016 are therefore correct.

A typographical error has been noted in 2nd paragraph of the ‘Highways safety and sustainability’ section of the report. The last line of this paragraph should have read:

*“Further to the west, Broadmoor Lane does **not** have a pavement and pedestrians accessing the school are required to walk on the carriageway”*

Item No.5

Application No. 13/05340/FUL

Address. Patone, Huddox Hill, Peasedown St. John

An additional representation has been received from an adjacent neighbour at Dovedale, Huddox Hill whom has questioned the accuracy of the proposed plans. Specifically, section 6. of the application form refers to any alterations to any right of way whereby "no" has been ticked. It is stated that this is incorrect as neighbouring properties have access across the access road and changes to it, included the parking of vehicles on the road would be illegal.

Conclusion:

The query has been referred to the applicant and highways officer for clarification and any update will be reported to the Committee.