

## Bath & North East Somerset Council

MEETING: **Development Control Committee**

MEETING DATE: **2<sup>nd</sup> July 2014**

AGENDA  
ITEM  
NUMBER

RESPONSIBLE OFFICER: Mark Reynolds, Group Manager, Development Management (Telephone: 01225 477079)

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:** 13/05198/FUL  
**Location:** 4 Milton Avenue Bear Flat Bath BA2 4QZ  
**Proposal:** Erection of rear dormer to facilitate loft room  
**Decision:** REFUSE  
**Decision Date:** 3 March 2014  
**Decision Level:** Delegated  
**Appeal Lodged:** 22 May 2014

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**App. Ref:** 13/05127/OUT  
**Location:** Agricultural Building Harts Lane Hallatrow Bristol BS39 6EB  
**Proposal:** Demolition of existing agricultural barn to facilitate the erection of 4no.dwellings (Outline with all matters reserved)  
**Decision:** REFUSE  
**Decision Date:** 6 March 2014  
**Decision Level:** Delegated  
**Appeal Lodged:** 23 May 2014

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**App. Ref:** 13/05590/FUL  
**Location:** 6 Maple Grove Oldfield Park Bath BA2 3AF  
**Proposal:** Creation of new vehicle access and off-road parking space to include the removal of a substantial section of a front wall  
**Decision:** REFUSE  
**Decision Date:** 20 February 2014  
**Decision Level:** Delegated

**Appeal Lodged:** 23 May 2014

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**App. Ref:** 13/03990/FUL  
**Location:** Derelict Property 43 Springfield Buildings Radstock  
**Proposal:** Erection of 4no. dwellings following demolition of existing building (Resubmission)  
**Decision:** REFUSE  
**Decision Date:** 12 November 2013  
**Decision Level:** Delegated  
**Appeal Lodged:** 3 June 2014

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**App. Ref:** 13/03835/FUL  
**Location:** Proposed Development Site King George's Road Twerton Bath  
**Proposal:** Erection of 11 houses and 10 flats following the demolition of half of an existing apartment building.  
**Decision:** REFUSE  
**Decision Date:** 17 January 2014  
**Decision Level:** Planning Committee  
**Appeal Lodged:** 10 June 2014

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**App. Ref:** 14/00335/OUT  
**Location:** Parcel 7800 Grove Wood Road Haydon Radstock  
**Proposal:** Outline application for residential development comprising up to 100 dwellings with access off Kilmersdon Road (with all matters reserved)  
**Decision:** REFUSE  
**Decision Date:** 6 May 2014  
**Decision Level:** Delegated  
**Appeal Lodged:** 10 June 2014

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**App. Ref:** 14/00526/FUL  
**Location:** Town Mills Mill Road Radstock BA3 3PB  
**Proposal:** Erection of 7no bedroom terraced houses with associated car parking  
**Decision:** REFUSE  
**Decision Date:** 17 April 2014  
**Decision Level:** Delegated  
**Appeal Lodged:** 11 June 2014

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**App. Ref:** 14/00091/FUL  
**Location:** 7 Hornbeam Walk Keynsham Bristol BS31 2RT

**Proposal:** Erection of 1no. dwelling adjacent to 7 Hornbeam walk, Keynsham  
**Decision:** REFUSE  
**Decision Date:** 6 March 2014  
**Decision Level:** Delegated  
**Appeal Lodged:** 12 June 2014

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**App. Ref:** 13/05456/FUL  
**Location:** River View Steel Mills Keynsham Bristol  
**Proposal:** Creation of a new highway access and driveway extension (Retrospective)  
**Decision:** REFUSE  
**Decision Date:** 24 March 2014  
**Decision Level:** Delegated  
**Appeal Lodged:** 16 June 2014

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**App. Ref:** 13/04607/FUL  
**Location:** Somerset Inn Bath Road Paulton Bristol  
**Proposal:** Conversion from a Public House (Use Class A4) to form a single dwelling (Use Class C3) and associated works.  
**Decision:** REFUSE  
**Decision Date:** 13 May 2014  
**Decision Level:** Planning Committee  
**Appeal Lodged:** 17 June 2014

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## APPEALS DECIDED

**App. Ref:** 14/00417/FUL  
**Location:** 1 The Leaze Westfield Radstock BA3 3YH  
**Proposal:** Erection of single storey rear extension. (Resubmission).  
**Decision:** REFUSE  
**Decision Date:** 25 March 2014  
**Decision Level:** Delegated  
**Appeal Lodged:** 29 April 2014

**Appeal Decision:** Allowed on 28 May 2014

### Link to Inspector's Decision:

<http://idox.bathnes.gov.uk/WAM/doc/Appeal%20Decision-825617.pdf?extension=.pdf&id=825617&location=VOLUME3&contentType=application/pdf&pageCount=1&appid=1001>

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**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

**Appeal Decision:** Allowed on 3<sup>rd</sup> June 2014

**Link to Inspector's Decision:**

<http://idox.bathnes.gov.uk/WAM/doc/Appeal%20Decision-827384.pdf?extension=.pdf&id=827384&location=VOLUME3&contentType=application/pdf&pageCount=1&appid=1001>

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**App. Ref:** 13/03448/FUL

**Location:** 16 Kensington Place, Walcot, Bath, BA1 6AP

**Proposal:** Erection of double garage following removal of existing shipping container at rear of 16 Kensington Place, Bath

**Decision:** REFUSE

**Decision Date:** 17 October 2013

**Decision Level:** Delegated

**Appeal Lodged:** 27 February 2014

**Appeal Decision:** Dismissed 3<sup>rd</sup> June 2014

**Link to Inspector's decision:**

<http://idox.bathnes.gov.uk/WAM/doc/Decision-827413.pdf?extension=.pdf&id=827413&location=VOLUME3&contentType=application/pdf&pageCount=1&appid=1001>

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**App. Ref:** 14/00613/FUL  
**Location:** Holmlea Main Street Farrington Gurney Bristol  
**Proposal:** Alterations to existing dwellinghouse including erection of two storey extensions to the east and west sides.  
**Decision:** REFUSE  
**Decision Date:** 4 April 2014  
**Decision Level:** Delegated  
**Appeal Lodged:** 22 April 2014

**Appeal Decision:** Dismissed 9<sup>th</sup> June 2014

**Link to Inspector's decision:**

<http://idox.bathnes.gov.uk/WAM/doc/Appeal%20Decision-829345.pdf?extension=.pdf&id=829345&location=VOLUME3&contentType=application/pdf&pageCount=1&appid=1001>

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**App. Ref:** 13/02873/FUL  
**Location:** Court Farm The Street Compton Martin Bristol  
**Proposal:** Erection of Clock Tower (Retrospective)  
**Decision:** PERMIT  
**Decision Date:** 17 September 2013  
**Decision Level:** Delegated  
**Appeal Lodged:** 17 January 2014

**Appeal decision:** Dismissed 10<sup>th</sup> June 2014

**Link to Inspector's decision:**

<http://idox.bathnes.gov.uk/WAM/doc/Appeal%20Decision-829384.pdf?extension=.pdf&id=829384&location=VOLUME3&contentType=application/pdf&pageCount=1&appid=1001>

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**App. Ref:** 13/05208/FUL

**Location:** Rose & Laurel Public House 118 Rush Hill Southdown Bath

**Proposal:** Construct a new two-storey dwelling at the land to the rear and westward of the property formerly known as the Rose and Laurel public house, 118 Rush Hill, Bath, BA2 2QS  
(Resubmission of 13/01010/FUL)

**Decision:** REFUSE

**Decision Date:** 24 January 2014

**Decision Level:** Delegated

**Appeal Lodged:** 5 March 2014

**Appeal Decision:** Dismissed 11<sup>th</sup> June 2014

**Link to Inspector's Decision:**

<http://idox.bathnes.gov.uk/WAM/doc/Appeal%20Decision-830156.pdf?extension=.pdf&id=830156&location=VOLUME3&contentType=application/pdf&pageCount=1&appid=1001>

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**ENF. Ref:** 13/00420/UNDEV

**Location:** Site at 24 Rogers Close, Clutton, Bristol, BS39 5RT

**Breach:** UNDEV - Unauthorised development.

“Without planning permission, the erection of a boundary fence over 1 metre in height above ground level adjacent to a highway”.

**Notice date:** 21 January 2014

**Appeal decision:** Dismissed and upheld without variation, 21.05.2014.

