

## Bath & North East Somerset Council

**MEETING:** Development Control Committee

**MEETING  
DATE:**

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:** 13/04635/OUT  
**Location:** Kingwell Farm, Hayeswood Road, Farmborough, Bath.  
**Proposal:** Outline planning application for the erection of an agricultural workers dwelling (Resubmission)  
**Decision:** REFUSE  
**Decision Date:** 20 December 2013  
**Decision Level:** Delegated  
**Appeal Lodged:** 19 June 2014

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**App. Ref:** 14/00389/FUL  
**Location:** 1 Sunnyside, Clutton Hill, Clutton.  
**Proposal:** Erection of porch/ boot room following demolition of existing porch. (Resubmission).  
**Decision:** REFUSE  
**Decision Date:** 27 March 2014  
**Decision Level:** Delegated  
**Appeal Lodged:** 19 June 2014

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**App. Ref:** 14/01769/OUT  
**Location:** Land Adjacent To Lavender Cottage, Sutton Hill Road, Bishop Sutton.  
**Proposal:** Erection of 1 No. (maximum height of 1.5 storeys) dwelling and means of access with all other matters reserved.  
**Decision:** REFUSE  
**Decision Date:** 9 June 2014  
**Decision Level:** Delegated  
**Appeal Lodged:** 25 June 2014

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**App. Ref:** 14/00658/AR  
**Location:** The Cooperative, Bristol Road, Farrington Gurney.  
**Proposal:** Display of 3no externally-illuminated fascia signs, non-illuminated window graphics, non-illuminated wall sign, internally-illuminated totem sign and non-illuminated post sign (Resubmission of 13/04038/AR)  
**Decision:** Split decision - check file/certificate  
**Decision Date:** 2 May 2014  
**Decision Level:** Delegated  
**Appeal Lodged:** 3 July 2014

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**App. Ref:** 14/01844/FUL  
**Location:** 13 Hillcrest, Pensford, Bristol.  
**Proposal:** Erection of 3no bed dwelling to be built to the side of 13 Hillcrest  
**Decision:** REFUSE  
**Decision Date:** 11 June 2014  
**Decision Level:** Delegated  
**Appeal Lodged:** 10 July 2014

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**App. Ref:** 14/01370/FUL  
**Location:** 85 Queens Road, Keynsham.  
**Proposal:** Erection of a single dwelling house (Resubmission).  
**Decision:** REFUSE  
**Decision Date:** 19 May 2014  
**Decision Level:** Delegated  
**Appeal Lodged:** 11 July 2014

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**App. Ref:** 14/02042/FUL  
**Location:** 81 St Francis Road, Keynsham.  
**Proposal:** Alterations to roofline to facilitate loft conversion  
**Decision:** REFUSE  
**Decision Date:** 30 June 2014  
**Decision Level:** Delegated  
**Appeal Lodged:** 11 July 2014

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**App. Ref:** 13/04848/FUL  
**Location:** Lawrence House, Lower Bristol Road, Twerton, Bath.  
**Proposal:** Erection of extension comprising the addition of two new floors to provide 14 new apartments, external alterations and demolition of fire escape stairway  
**Decision:** REFUSE  
**Decision Date:** 14 March 2014  
**Decision Level:** Delegated  
**Appeal Lodged:** 15 July 2014

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## APPEALS DECIDED

**App. Ref:** 13/01857/FUL  
**Location:** Church Farm, Church Hill, High Littleton.  
**Proposal:** Removal of section of boundary wall to create vehicular and pedestrian access.  
**Decision:** REFUSE  
**Decision Date:** 1 October 2013  
**Decision Level:** Delegated  
**Appeal Lodged:** 16 April 2014

**Appeal Decision:** Dismissed on 17 June 2014.

**Link to Inspector's Decision:**

<http://idox.bathnes.gov.uk/WAM/doc/Appeal%20Decision-843299.pdf?extension=.pdf&id=843299&location=VOLUME3&contentType=application/pdf&pageCount=1&appid=1001>

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**App. Ref:** 13/01858/LBA  
**Location:** Church Farm, Church Hill, High Littleton.  
**Proposal:** Alterations including removal of section of wall to facilitate new vehicular and pedestrian access.  
**Decision:** REFUSE  
**Decision Date:** 1 October 2013  
**Decision Level:** Delegated  
**Appeal Lodged:** 16 April 2014

**Appeal Decision:** Dismissed on 17 June 2014.

**Link to Inspector's Decision:**

<http://idox.bathnes.gov.uk/WAM/doc/Appeal%20Decision-843299.pdf?extension=.pdf&id=843299&location=VOLUME3&contentType=application/pdf&pageCount=1&appid=1001>

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

**Appeal Decision:** Allowed on 19 June 2014.

**Link to Inspector's Decision:**

<http://idox.bathnes.gov.uk/WAM/doc/Appeal%20Decision-833072.pdf?extension=.pdf&id=833072&location=VOLUME3&contentType=application/pdf&pageCount=1&appid=1001>

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**App. Ref:** 13/05590/FUL  
**Location:** 6 Maple Grove, Oldfield Park, Bath.  
**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

**Appeal Decision:** Dismissed on 23 June 2014.

**Link to Inspector's Decision:**

<http://idox.bathnes.gov.uk/WAM/doc/Appeal%20Decision-834178.pdf?extension=.pdf&id=834178&location=VOLUME3&contentType=application/pdf&pageCount=1&appid=1001>

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**App. Ref:** 13/03275/FUL  
**Location:** Broadway Cottage, Broadway Lane, Paulton.  
**Proposal:** Conversion of garage to holiday home  
**Decision:** REFUSE  
**Decision Date:** 24 September 2013  
**Decision Level:** Chair Referral  
**Appeal Lodged:** 4 February 2014

**Appeal Decision:** Dismissed on 25 June 2014.

**Link to Inspector's Decision:**

<http://idox.bathnes.gov.uk/WAM/doc/Appeal%20Decision-835257.pdf?extension=.pdf&id=835257&location=VOLUME3&contentType=application/pdf&pageCount=1&appid=1001>

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**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

**Appeal Decision:** Dismissed on 26 June 2014.

**Link to Inspector's Decision:**

<http://idox.bathnes.gov.uk/WAM/doc/Appeal%20Decision-836388.pdf?extension=.pdf&id=836388&location=VOLUME3&contentType=application/pdf&pageCount=1&appid=1001>

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**App. Ref:** 14/00312/FUL  
**Location:** 17 Lansdown Park, Lansdown, Bath.  
**Proposal:** Installation of new window fenestration to include a new high level slot window to upper north west elevation  
**Decision:** PERMIT  
**Decision Date:** 1 April 2014  
**Decision Level:** Delegated  
**Appeal Lodged:** 19 May 2014

**Appeal Decision:** Withdrawn on 26 June 2014

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**Enf. Ref:** 13/00206/UNDEV  
**Location:** 209 Bath Road, Keynsham, Bristol, BS31 1TD  
**Breach:** Erection of a boundary fence and gate over 1 metre in height above ground level adjacent to a highway.

**Notice Date:** 22 April 2014  
**Appeal Lodged:** 17 March 2014

**Appeal Decision:** Split decision. The appeal partly succeeds and the requirements of the notice are varied accordingly 11<sup>th</sup> July 2014.

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**App. Ref:** 13/04606/OUT  
**Location:** Somerset Inn, Bath Road.  
**Proposal:** Erection of up to 22 dwellings and associated works  
**Decision:** REFUSE  
**Decision Date:** 24 January 2014  
**Decision Level:** Delegated  
**Appeal Lodged:** 11 March 2014

**Appeal Decision:** Withdrawn on 16 July 2014

## FORTHCOMING HEARINGS

**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.

**Date of Hearing:** 5 August 2014.

**Venue:** The Guildhall, Bath (Aix en Provence Room).

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**App. Ref:** 13/04635/OUT

**Location:** Kingwell Farm, Hayeswood Road, Farmborough.

**Proposal:** Outline planning application for the erection of an agricultural workers dwelling (Resubmission).

**Date of Hearing:** 12 August 2014.

**Venue:** Keynsham Riverside (Meeting Room 7).

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**App. Ref:** 13/03835/FUL

**Location:** King George's Road, Twerton.

**Proposal:** Erection of 11 houses and 10 flats following the demolition of half of an existing apartment building.

**Date of Hearing:** 28 August 2014.

**Venue:** The Guildhall, Bath (Aix en Provence Room).

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