

BATH AND NORTH EAST SOMERSET COUNCIL

Development Control Committee

Date

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

ITEM

ITEMS FOR PLANNING PERMISSION

Item No.	Application No.	Address
01	14/02272/EFUL	Ministry Of Defence, Warminster Road, Bathwick, Bath

This item has been deferred to the February planning committee and will be considered on 11th February 2015.

05	14/05160/OUT	Sherbourne Cottage Redland Lane Bishop Sutton Bristol BS39 5TW
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Additional representation received:

Stowey Sutton Parish Council objects to this application for the reasons set out below.

The site is located outside of the current approved housing development boundary for Bishop Sutton, as well as remaining outside the expanded area proposed by the parish council in its response to the placemaking plan consultation, a position which is supported by the Stowey Sutton Neighbourhood Plan, which is at an advanced stage.

The proposed site is within the greenbelt, but remote from other dwellings and should therefore be considered to be unsustainable, as it is located at some distance from employment, schools, shops and local facilities,

The application fails to identify any "very special circumstances" which would outweigh the identified harm caused by building within the green belt. Therefore the proposed development is not compliant with the National Planning Policy Framework (NPPF) or the B&NES adopted Core Strategy.

The narrow nature of the access lanes in the site's vicinity, with no lighting or pedestrian facilities is likely to deter those wishing to walk or cycle and therefore occupants of the development would be likely to be reliant on the private car as their

main form of transport. Therefore the proposed development is not compliant with the National Planning Policy Framework (NPPF) or the B&NES adopted Core Strategy.

02

14/02619/FUL

Pinesgate Lower Bristol Road,
Westmoreland, Bath, Bath
and North East Somerset

At the Committee Meeting on 10 December 2014 Members resolved to defer the above application in order for samples of the proposed external materials to be made available for Members to view and for Members to have a technical briefing on viability. The technical briefing has now taken place and a sample of the roofing material and a sample panel of the external walling material has been submitted.

The roofing material is proposed to be Dark Falzinc which is considered acceptable.

With regard to the proposed external walling materials, as explained in the Main Report, Officers were of the view that the proposed lime mortared/rendered brickwork was considered to be unacceptable and that a natural Bath stone should be used instead and condition 3 was suggested and worded accordingly.

Confirmation that natural Bath stone was acceptable was subsequently received from the Agent. However at Committee it became clear that the Applicant was no longer happy with this approach and that the materials remained as originally proposed i.e. lime mortared/rendered brickwork.

Officers have now received a sample panel of brickwork which comprises:

40% Bronsgroen brick (by Wienberger). Size 228 wide x 108 deep x 40mm tall
60% Marziale Brick (by Wienberger). Size 228 wide x 108 deep x 40mm tall.

The brickwork is pointed with 2:1 sharp sand and natural hydraulic lime mix. The pointing has been described by the Agent as having been hand sponged to reveal the bricks and texture of pointing, to cover part of the edges and faces of the brickwork and to allow it to read as an overall texture, rather than individual bricks.

In addition to this, further supporting information has been provided regarding the detailed design of the elevations with photographs of an example of where the proposed external walling materials have already been used.

Having considered the submissions, whilst Officers are inclined to agree to the approach shown in the submitted photographs, we are of the view that there are still some significant differences in the overall appearance when the two are compared, despite assurances from the Agent that the sample panel and photographs are the same.