

## **BATH AND NORTH EAST SOMERSET COUNCIL**

### **Development Control Committee**

#### **Date**

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

#### **ITEM**

#### **ITEMS FOR PLANNING PERMISSION**

<b>Item No.</b>	<b>Application No.</b>	<b>Address</b>
04 and 05	14/01772/REG03 14/01773/REG13	Colonnades Grand Parade Bath

#### **Comments received from English Heritage**

These can be summarised as follows:

This proposal is a prime opportunity to bring back to use the Grade II listed undercrofts. Concern has previously been raised with regards to the discordant nature of the access beacons within the context of Grand Parade and in particular of the harm caused to the setting of Pulteney Bridge and the Outstanding Universal Value of the World Heritage Site. However, there have been a number of amendments to the beacons that have improved them visually. Consequently, although it is believed there will still be some harm from them, this harm has been partly ameliorated and will need to be weighed up against the overall benefits of restoring and reusing this neglected part of the city's historic environment. The current proposal should be considered under Paragraph 133 of the NPPF.

This significant alteration of materials for these pods will remove the discordant appearance of the previous glass version and contribute towards harmonising these new structures with the surrounding historic environment. An element of refinement such as the introduction of a simple plinth or recess within the masonry is suggested in order to enhance their design.

Whilst the physical alterations are acknowledged, the northerly of the two shafts will still be harmful, primarily due to its size and proximity to Pulteney Bridge. EH also note their disappointment that the access shaft on the southern end of Grand Parade has not been incorporated into the existing structures along the Park's northern boundary rather than erected as a detached entity on the pavement of Grand Parade.

Should these applications be granted Consent, it will be important to ensure that there are conditions imposed to protect the foundations of the neighbouring listed buildings, in particular Pulteney Bridge.

The above comments have been considered and are broadly in line with the officer assessment of this application. Given the comments an additional condition is recommended on application ref 14/01772/REG03;

No development shall commence until a schedule of engineering works to monitor and if necessary support and protect the structure of Pulteney Bridge during the carrying out of the approved development has first been submitted to and approved in writing by the Local Planning Authority. The approved protective measures shall be kept in place in accordance with the details so approved

Reason: To ensure that the development does not have an adverse impact on the structural integrity of Pulteney Bridge.

The plans list was omitted from the committee report and is as follows:

13063(D)103c, 13063(D)104b, r13063(D)105b, 13063(D)201d, 13063(D)303c, 13063(D)304b, 13063(D)305b, 13063(D)401b, 13063(D)402b, 13063(L)5c, 13063(L)6f, 13063(L)8e, 13063(L)12b, 13063(L)13b, 13063(L)17a, 13063(L)20, 13063(L)302e, 13063(L)303d, 13063(L)306a, 13063(L)304d, 13063(L)1000a, 13063(L)2000c, and 13063(L)3000a received 15<sup>th</sup> April 2014, 13063(L)301f, 13063(L)7k, 13063(L)400a, 13063(L)401a , received 23<sup>rd</sup> September 2014 and 13063(D)101g, 13053(D)102g, 13063(D)501f, 13063(D)502f, 13063(L)9i, 13063(L)10h, 13063(L)11h, 13063(L)14f, 13063(L)15f, 13063(L)16k, 13063(L)21c, 13063(L)18d, 13063(L)305f, 13063(L)307h, 13063(L)308h received 23<sup>rd</sup> January 2015

<b>Item No.</b>	<b>Application No.</b>	<b>Address</b>
06	12/00293/FUL	The Wharf, Greensbrook, Clutton

### **Representations from Clutton Parish Council**

Since completion of the Committee report the Parish Council have advised that the Housing Development Boundary is currently under review in Clutton as part of the Placemaking Plan.

At the Parish Council meeting, due to be held on Monday February 16th it will be recommended that the Housing Development Boundary be extended in certain places around the village. The application site is one such site that will be likely to be included within the revised development boundary.

### **Representations from Children Services**

Children Services have advised that based on the proposed housing mix the financial contribution towards education is calculated at £18,561.55 (Committee report states £16,313.51). Recommendation A(iii) of the Committee report (s.106 Heads of Terms) should be amended accordingly.