

Observations for the Committee update:

Item No.5 – Former Ministry of Defence Foxhill Premises, Bradford Road, Combe Down – 14/04354/EOUT

Four further comments have been received raising the following points;

- Concern that the proposed roundabout on Bradford Road is not large enough to allow vehicles to use it to undertake a U-turn.
- The Cotswolds Conservation Board have provided additional comments raising concerns that the height of development proposed is such that the boundary landscaping will be insufficient to screen it from the AONB particularly at night. Suggest that the proposal should be reduced in height and that conditions limiting building heights landscaping and lighting be imposed if the application was subsequently approved.
- Transition Bath have submitted a further letter maintaining their objection to the application on the basis of lack of onsite provision of allotments and the development achieving only minimum levels of energy efficiency.
- The Councils Landscape Officer has provided further comment on the update Advance Planting Plan. Whilst welcoming the intention of the plan there are a number of detailed concerns. Concern that there is over reliance on the existing off site planting to provide screening. Proposed planting on site is limited and restricted in some parts so will provide insufficient screen. Inclusion of Giant Firs is inappropriate, other species would be more appropriate including Oak, Lime and Beech. Smaller Mulberry trees are susceptible to disease and an alternative hedge mix is suggested to include a wider variety of native species. Suggest landscaping needs to be revised and requires LEMP to be provided to ensure suitable future management.

Officer comments:

In respect of the roundabout, the size and design is sufficient to accommodate vehicles wishing to U turn, including buses and refuse vehicles. The applicant has provided tracking of such movements to demonstrate this.

In considering the Cotswolds Conservation Board comments, these matters have been carefully considered in the officer's report. The proposed maximum height of buildings is considered to be acceptable and conditions are proposed in respect of restricting building heights. Conditions are also proposed in respect of future control of lighting and the provision of landscaping, including the proposed 'Advance Planting' in the northern part of the site.

Matters relating to allotments and energy efficiency are addressed in the officer's report. In relation to allotments in particular, whilst onsite provision is preferable the Planning Obligations SPD allows for a contribution to be made

to provide allotments offsite. In this instance it has been agreed that offsite provision is acceptable and a contribution in line with the SPD will form part of the S106 Agreement.

Proposed condition 9 requires the implementation of the Advance Planting Plan submitted by the applicant. Given the comments of the landscape officer it is suggested that the condition is revised to require an Advance Planting Plan to be agreed with the Local Planning Authority prior to commencement of development to allow further enhancements to be made. Revised condition 9 to read:

Notwithstanding the details shown in the 'Advance Planting Plan' ref: MXX-XX-DR_9000 Rev B, a revised Advance Planting Plan accompanied by a timetable for implementation and management plan shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Development shall thereafter proceed in accordance with the approved details.

Reason: To ensure the provision of an appropriate landscape setting to the development and to enhance the existing tree belt on the northern part of the site which contributes to the green setting of the City of Bath.

An LEMP and general landscaping conditions are already proposed in the report.
