

**BATH AND NORTH EAST SOMERSET COUNCIL**

**Development Management Committee**

**Date 6<sup>th</sup> April 2016**

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

**ITEMS FOR PLANNING PERMISSION**

**ITEM**

<b>Item No.</b>	<b>Application No.</b>	<b>Address</b>
09	15/05792/FUL	Manor Farm, Chewton Road

Two further representations have been received supporting the application. These raise the following additional points:

- Living on site would mean the business owners could offer weekend lessons at more convenient times.
- Other new buildings have been constructed in the vicinity.

An additional drawing showing a 3D perspective of the proposed dwelling has been received on 31/03/2016.

These additional comments and information do not alter the assessment and recommendation included in the main agenda.

14	16/01147/LBA	Green Park Station, Green Park Road
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The application is currently within the consultation period which is due to complete on 14<sup>th</sup> April. The recommendation is changed to delegate to grant consent subject to the completion of the consultation period and no new areas of objection being raised.

A letter of objection from Bath Heritage Watchdog has been received raising the following concerns:

- That the plaque would not be in a prominent location.

- The location of the plaque would not meet the criteria of the Transport Trust's requirements for a Red Wheel Plaque
- If located in the foyer, the plaque would be obscured by market stalls during the day.
- The area is used as a gathering point at night with little security.
- The drawings are not sufficiently specific enough.
- The application has been placed on the agenda prior to completion of the consultation period. The application should be removed from the planning agenda.
- Why can the plaque not be located on the exterior of the building?
- Reasons for not placing the plaque on the exterior of the building should be placed on file.

Officer Comments:

The proposed location is considered to be prominent. The plaque would be viewed within the main entrance to the building which is passed by many people visiting the site. The location of the plaque is uncluttered and allows for a prominent siting. It is not considered that the occasional use of market stalls would prevent people from viewing the plaque and appreciating the Station. Should the Transport Trust decide this location is not acceptable, it is for the applicant to discuss with the organisation. The location of the plaque does not have a detrimental impact upon the character or fabric of the listed building and therefore the proposal is not considered contrary to the policies of the National Planning Policy Framework or Adopted Local Plan.

The details provided demonstrate where the plaque is proposed to be located and are sufficient to allow the granting of this application.

The application has been placed on the agenda prior to the completion of the consultation period; however, this does not prevent the item being considered by Committee. The recommendation is to delegate to officers to grant consent, subject to no new areas of objection being raised. Should a new area of objection be raised and this requires re-consideration by the Development Management Committee the application could be added to a subsequent agenda.

**RECOMMENDATION** (Amended)

Delegate to grant CONSENT

Subject to no new areas of objection being raised within the consultation period and the conditions set out in the main report.