

Application no	ADDRESS	PROPOSAL	Decision Level	Decision Date	Status	Notes
16/03047/FUL	12 Junction RoadOldfield ParkBathBath And North East SomersetBA2 3NH	Erection of single storey rear and side extension following demolition of existing outbuilding and conservatory to increase occupancy of HMO from 5 to 6.	COMMDC	22-Sep-16	RF	Application submitted by a local member.
16/02207/FUL	DundasWarminster RoadMonkton CombeBathBath And North East SomersetBA2 7BN	Erection of a single storey rear extension at first floor.	CHAIR	01-Jul-16	RF	Chair referral delegated decision
16/02474/FUL	MoretHursley HillPublowBristolBath And North East SomersetBS14 0QZ	Erection of 1no. self build dwelling for use as starter home	CHAIR	11-Jul-16	RF	Chair referral delegated decision
16/01963/FUL	14 Staple GroveKeynshamBristolBath And North East SomersetBS31 2HB	Conversion of garage outbuilding to form dependant relative annexe	CHAIR	11-Jul-16	PERMIT	Chair referral delegated decision
16/01832/FUL	SunnysideOld School HillSouth StokeBathBath And North East SomersetBA2 7EA	Erection of new timber framed car port and domestic store	CHAIR	13-Jul-16	PERMIT	Chair referral delegated decision
15/02999/FUL	Long AcreStanton RoadChew MagnaBristolBath And North East SomersetBS40 8RU	Erection of log cabin or granny Annex in garden within the curtilage.	CHAIR	21-Jul-16	PERMIT	Chair referral delegated decision
16/02246/FUL	Site Of Demolished Canal CottagesTow Path Kennet And Avon CanalBathwickBath	Erection of 1 no, detached dwelling with associated works. (Resubmission of 14/05823/FUL)	CHAIR	21-Jul-16	RF	Chair referral delegated decision
16/01018/OUT	Land At Rear Of 161 To 171Englishcombe LaneSouthdownBath	Erection of a maximum of 8no. dwellings at Land to Rear of 161-171 Englishcombe Lane. (Outline application with access to be determined and all other matters reserved)	CHAIR	28-Jul-16	APP	Chair referral delegated decision
16/01635/FUL	Bubblers Dytch Derelict PropertyHigh StreetWellowBath	Erection of dwelling following demolition of existing building.	CHAIR	29-Jul-16	PERMIT	Chair referral delegated decision
16/02845/LBA	3 Lyndhurst TerraceWalcotBathBath And North East SomersetBA1 5NR	Single storey rear extension, alterations to existing rear fenestration and minor internal alterations	CHAIR	02-Aug-16	CON	Chair referral delegated decision
16/02844/FUL	3 Lyndhurst TerraceWalcotBathBath And North East SomersetBA1 5NR	Erection of single storey rear extension, alterations to existing rear fenestration and minor internal alterations	CHAIR	02-Aug-16	PERMIT	Chair referral delegated decision
15/05542/FUL	Land Between Old Lane And Conygre BrookOld LaneFarmboroughBath	Proposed ground works including profile remodelling using excavated spoil to create a wildlife meadow and reptile/wildlife relocation area	CHAIR	03-Aug-16	PERMIT	Chair referral delegated decision
16/00923/FUL	Withycombe HousePackhorse LaneSouth StokeBathBath And North East SomersetBA2 7DJ	Erection of a replacement dwelling with associated landscaping works and parking following demolition of existing dwelling	CHAIR	08-Aug-16	PERMIT	Chair referral delegated decision
16/03099/FUL	105 Penn Lea RoadLower WestonBathBath And North East SomersetBA1 3RQ	Change of use from a residential dwelling (use class C3) to a 4 bedroom HMO (use class C4).	CHAIR	24-Aug-16	PERMIT	Chair referral delegated decision
16/02693/FUL	152 Chariton RoadKeynshamBristolBath And North East SomersetBS31 2JZ	Erection of a single storey side extension.	CHAIR	26-Aug-16	PERMIT	Chair referral delegated decision
16/01695/FUL	4 Courtenay RoadKeynshamBristolBath And North East SomersetBS31 1JN	Erection of single storey front and side extensions and 2 storey rear extension	CHAIR	31-Aug-16	PERMIT	Chair referral delegated decision
16/03215/VAR	Pizza GoGo4 Cleveland Place EastWalcotBathBA1 5DJ	Application to vary condition 2 of application 11254-8 (Variation of condition 2 on planning permission no 11254/2 granted on 3rd April 1979 relating to hours of use (re-submission) as follows:Sunday to Thursday: 1100 - 0200Friday and Saturday: 1100 - 0	CHAIR	01-Sep-16	PERMIT	Chair referral delegated decision
15/05671/FUL	Plot ARoman WayPeasedown St. JohnBath	Erection of a new car showroom and workshop with car parking, landscaping and associated works.	CHAIR	12-Sep-16	PERMIT	Chair referral delegated decision
16/03376/FUL	Parcel 2156Durley HillKeynsham	Erection of a 2.4m high weldmesh fence.	CHAIR	13-Sep-16	PERMIT	Chair referral delegated decision
16/03655/FUL	1 Grange RoadSaltfordBristolBath And North East SomersetBS31 3AR	Erection of extension to garage	CHAIR	14-Sep-16	PERMIT	Chair referral delegated decision
16/03217/FUL	56 St George's RoadKeynshamBristolBath And North East SomersetBS31 2HW	Erection of attached two storey 2no bedroom dwelling at the end of terrace following demolition of existing garage	CHAIR	19-Sep-16	PERMIT	Chair referral delegated decision
16/01748/FUL	3 Chelmer GroveKeynshamBristolBath And North East SomersetBS31 1QA	Erection of a timber frame shed to the rear garden (Retrospective)	CHAIR	22-Sep-16	PERMIT	Chair referral delegated decision
16/03780/FUL	33 Unity RoadKeynshamBristolBath And North East SomersetBS31 1NQ	Erection of front porch and outbuilding to rear garden	CHAIR	22-Sep-16	PERMIT	Chair referral delegated decision
16/03811/FUL	Woodpecker Cottage Chewton RoadChewton KeynshamKeynshamBS31 2SS	Construction of an equestrian exercise area	CHAIR	28-Sep-16	PERMIT	Chair referral delegated decision

16/03713/FUL	Land Opposite Rowan House High Street Freshford Bath	Creation of new access opening and construction of parking area for two cars (resubmission)	CHAIR	30-Sep-16	RF	Chair referral delegated decision
16/01016/RES	Former Gwr Railway Line Frome Road Radstock	Approval of reserved matters in relation to outline application 13/02436/EOUT for access, appearance, layout, scale and landscaping for area 1 (phase 3 of the development).	COMMDC	22-Sep-16	APP	Chair referral delegated decision. I have studied this application & note the Town Council support, there are a number of Third Party responses some of which do not object but those which do have very clear reasons why the proposals contravene planning policy, the site must work for all & fit in with the character of the surrounding area The Officer has addressed these points & looked at how this application links with the outline permission previously granted & recommends refusal clearly outlining the reasons in the report. I recommend this application be delegated to Officers for decision, the report clearly states why the application is not acceptable in its present form.
16/00847/FUL	27 Albert Road Keynsham Bristol Bath And North East Somerset BS31 1AA	Erection of single storey side extension to existing garage.	COMMDC	25-Aug-16	PERMIT	Chair referral to committee. Having studied the application and comments relating to the application there appears to be a number of unclear issues and therefore consultees have not made formal recommendations. For this reason I recommend the decision be taken by the DM Committee.
16/01982/FUL	8 Rectory Close Farmborough Bath Bath And North East Somerset BA2 0AW	Erection of double garage following demolition of 2no existing.	COMMDC	28-Jul-16	PERMIT	Chair referral to committee. I have studied the Officer's report and note the PC objections regarding height and its effect on the street scene and for this reason feel it should be a DM Committee decision as an increase of 1.1m to relatively high amongst a development of bungalows.

16/03488/FUL	63 Purlewent DriveUpper WestonBathBath And North East SomersetBA1 4BD	Change of use from a residential dwelling (use class C3) to a 4 bedroom HMO (use class C4).	COMMDC	22-Sep-16	PERMIT	Chair referral to committee. I have studied this application carefully and note the number of third party objections which are based around the change of use of the dwelling and the request of the Ward Cllr that this application be taken to DMC for decision. In the report presented to me the officer has addressed the points raised in relation to planning policy however I can see it remains controversial and therefore my recommendation is that the application be taken to DMC so all parties are able to express their views in public.
16/02631/FUL	39 High StreetKeynshamBS31 1DS	Erection of two storey building to the rear of no.39 High Street to facilitate 2no. self contained flats. (Resubmission)	COMMDC	22-Sep-16	PERMIT	Chair referral to committee. I note the Keynsham Town Council comments, Ward Cllr observations and the report states how it differs from the previously refused application however I feel this application should be taken by the DMC as there are issues causing concern which I feel are best dealt with by the application going to DMC when all parties can express their points.
16/02998/FUL	The ChapelArgyle TerraceTwertonBathBath And North East SomersetBA2 3DF	Conversion from existing offices (Class B1) to 4 No. residential maisonettes (Class C3) including external alterations	COMMDC	23-Sep-16	PERMIT	Chair referral to committee. I note the Ward Cllr request and third party objections which the report has addressed in line with planning policy but I feel the application should be determined by DMC, there are significant changes from the refused application (16/00200/FUL) but I believe it remains controversial and therefore I recommend it be taken to the DMC for decision.
16/03172/FUL	Land Between Barton House And Laburnum CottageThe BartonCorstonBath	Erection of a single family dwelling with parking for two vehicles	COMMDC	23-Sep-16	RF	Chair referral to committee. This application, as with past applications, remains controversial due to its size, positioning & impact on the neighbouring properties in the conservation area. When the Parish Council discussed this application neighbours raised a number of points which is reflected in their submission.

16/01581/FUL	104 Faulkland View Peasedown St. John Bath Bath And North East Somerset BA2 8TQ	Erection of a single storey extension to garage.	COMMDC	25-Aug-16	PERMIT	Chair referral to committee. An objection has been received from Peasedown Parish Council as the proposal will result in significant change to the material impact of the street scene and because the proposed development does not meet with the recommended thresholds for garage widths as detailed in the DCLG & DoT Manual for Streets (item 8.3.41 refers). Councillor Bevan who lives next door to this development has also objected to the proposal. Therefore decided that this application should be considered by committee.
16/01580/FUL	106 Faulkland View Peasedown St. John Bath Bath And North East Somerset BA2 8TQ	Erection of a single storey extension to garage and inclusion of parking space to the front.	COMMDC	25-Aug-16	PERMIT	Chair referral to committee. An objection was received in relation to the proposed garage extension for no.104 Faulkland View (16/01581/FUL) from Peasedown Parish Council. In relation to the extension at no.106 Faulkland View the PC agreed to neither support nor object to this application but to submit the following comments: It is noted that the original garage was converted to living accommodation which is in accordance with permission granted under application ref. 11/03110/FUL. If B&NES Council is minded to grant planning permission for this new revised application the PC recommends that the development is checked after it has been built to ensure the new garage is actually being used as specified, for the garaging of vehicles, and is not being used as living accommodation or storage, both of which will result in a loss of parking space.
16/03168/FUL	1 Magdalen Avenue Lyncombe Bath Bath And North East Somerset BA2 4QB	Erection of first floor rear extension and rendering of the existing ground floor rear extension (Revised Proposal) (Amended Description)	COMMDC	22-Sep-16	RF	Chair referral to committee. I have studied the report and planning history for the site, I note the Ward Cllr request, that due to the materials used, the application should be determined by DMC, the officer has identified relevant policies this application is contrary to be I think the DMC should look at the impact it would have in the Conservation Area and therefore I recommend this application be determined by DMC.

16/02530/FUL	23 Lymore Avenue Twerton Bath Bath And North East Somerset BA2 1BA	Demolition of existing single storey rear extension and erection of side and rear, single storey extension	COMMDC	22-Sep-16	RF	Chair referral to committee. I have studied the report, note Ward Cllr request & third party comments. The Officer has clearly looked at the points raised in regard to planning policy in the report presented to me, however I feel the issue relating to impact on neighbours residential amenity is controversial & therefore the decision should be taken by the DMC.
16/01145/FUL	Plot Between Croft House And 1 The Croft Monkton Combe Bath	Erection of single dwelling and car parking for 2 vehicles following demolition of existing garages	COMMDC	28-Jul-16	PERMIT	Chair referral to committee. I have studied this application, I note the third party comments & PC objections, other consultees have raised no objections. The Officer has addressed the points raised in relation to relevant planning policy in the report presented to me however I recommend this decision be taken by the DMC as I feel it remains controversial.
16/01913/FUL	Car Park Between 2 And 4 Silver Street Midsomer Norton	Erection of 8 no of two bed apartments, associated parking and landscaping.	COMMDC	28-Jul-16	RF	Chair referral to committee. The application has been referred to Committee at the request of Cllr Paul Myers and agreement of the Chair. Cllr Myers reasons for requesting are that the proposed development is much better than the other two applications which have been passed. It has parking, sympathetic materials and provides much needed town centre small unit residential accommodation.
15/03366/FUL	2 Hermitage Road Lansdown Bath Bath And North East Somerset BA1 5SN	Erection of detached dwelling with associated car parking and landscaping following demolition of existing dwelling (Resubmission)	COMMDC	04-Jul-16	PERMIT	Cllr Clarke requested application should be heard at committee as officer previously recommended approval.
16/02798/FUL	65 Canons Close Southdown Bath Bath And North East Somerset BA2 2LN	Change of use from 4 bed HMO (C4) to 7 bed HMO (Sui Generis). Associated internal alterations including erection of partition walls, works to porch, new door and window, and change of wall structures to rear conservatory.	COMMDC	25-Aug-16	PERMIT	Cllr Nigel Roberts requested application should be heard by committee in the event of an officer recommendation for approval. I believe this is an over development of this dwelling, changing it out of all proportions. That there is not suitable parking for this number of residents. The dwelling is not on a suitable bus route being half way up a hill from both bath spa and bath university.

15/01932/EOUT	Proposed Development Site Roseberry Road Twerton Bath	Mixed-use regeneration comprising the erection of six buildings to accommodate up to 175 flats, flexible business employment floorspace (Use Class B1) (up to 4,500 sq m gross), local needs shopping (up to 1,350 sq m gross) together with all associated dev	COMMDC	10-Aug-16	APP	Cllr Player requested application is called to committee if officers are minded to permit. Objections to the scheme included lack of integration with surrounding community, impact upon views into the city, over intensification of the site and impact upon congestion/traffic.
16/03359/FUL	Bath Sea Cadet Corps St John's Road Bathwick Bath BA2 6PX	Mixed use development comprising replacement accommodation for the Sea Cadets with Student Accommodation (18 No. Studios) following demolition of existing buildings	COMMDC	22-Sep-16	PERMIT	Cllr. Jonathan Carr and Cllr. Peter Turner have both requested that the application be determined by committee. Reasons included proposals contrary to the core strategy, impacts upon residential amenity, ideally suited for the Sea Cadets, provision of 18 residential studios will make the project viable.
16/02692/LBA	Maisonette 2 3 Floor S 4 Princes Buildings City Centre Bath Bath And North East Somerset BA1 2ED	Internal alterations to include the removal of stud wall between kitchen and reception room and installation of stud wall and door in corridor to create a laundry cupboard.	COMMDC	22-Sep-16	CON	The applicant's agent is a local member therefore the application has to be referred to committee.
16/02107/LBA	Under The Hill Weston Road Lower Weston Bath Bath And North East Somerset BA1 2XB	Internal alterations for a new opening between the living and family rooms (on ground floor level) to incorporate a set of double 'wedding' doors.	COMMDC	25-Aug-16	CON	The applicants agent is Cllr Bob Goodman.
14/05692/RES	Parcel 0006 Maynard Terrace Clutton Bristol Bath And North East Somerset	Approval of Reserved Matters (appearance, landscaping, layout and scale) with regard to outline application 12/01882/OUT for erection of 36no. dwellings and associated infrastructure.	COMMDC	21-Jul-16	APP	The application has been reported to the Development Management Committee as the Outline application (and subsequent variation applications) were determined at Committee level.
16/01609/FUL	Castle Farm Barn Midford Road Midford Bath Bath And North East Somerset BA2 7BU	Change of use of agricultural barns to a flexible commercial use comprising farm shop and cafe.	COMMDC	25-Aug-16	PERMIT	The application is being referred to the committee as the parish council have objected to the application contrary to the case officers recommendation to permit.
16/03427/FUL	7 Hornbeam Walk Keynsham Bristol Bath And North East Somerset BS31 2RT	Erection of three bedroomed semi-detached house within existing garden area of no. 7 Hornbeam Walk, Keynsham.	COMMDC	22-Sep-16	PERMIT	The application is being referred to the Committee because Keynsham Town Council has objected to the application contrary to Officer recommendation. The application has been referred to the Chair who agrees that the application should be considered by the Committee.

15/04031/MDOBL	Parcel 0006Maynard TerraceCluttonBristolBath And North East Somerset	Modification of Planning Obligation 12/01882/OUT to reduce the affordable housing provision to 33% (Erection of 36no. dwellings and associated works (revised resubmission))	COMMDC	07-Jul-16	APP	The previous application (reference 12/01882/OUT) was determined by the Development Control Committee and the Group Manager called this item to Committee. Furthermore, the Parish Council has objected to the proposal, which is contrary to Officer recommendation.
16/01782/REG03	Colonnade Beneath StreetGrand ParadeCity CentreBath	Change of use of vault and undercroft spaces to restaurants (A3) and/or Museum use (D1) with works to allow pedestrian access to lower Boat Stall lane and the Colonnade and to facilitate future access to Slippery Lane. Provision of stair and lift access t	COMMDC	29-Jul-16	PERMIT	This application has been referred to Committee by the Group Manager of Development Management due to the fact that this is a Council application that has historically generated a large amount of public interest.
16/01783/REG13	Colonnade Beneath StreetGrand ParadeCity CentreBath	Alterations to facilitate the change of use of the undercroft and vaults to a restaurants and/or a museum, including the provision of a staircase and lift at Grade Parade, the raising of internal floor levels, new openings in existing walls, new partition	COMMDC	29-Jul-16	CON	This application has been referred to Committee by the Group Manager of Development Management due to the fact that this is a Council application that has historically generated a large amount of public interest.