

BATH AND NORTH EAST SOMERSET COUNCIL

Development Management Committee

Date 20th September 2017

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

ITEM

ITEMS FOR PLANNING PERMISSION

Item No.	Application No.	Address
01	17/01466/FUL	Waterloo Road Open Space. Waterloo Road, Radstock

The committee report references a void above the waiting area. Due to the removal of the cantilever, this is no longer proposed.

For the avoidance of doubt the statutory duty to preserve or enhance the Conservation Area should be afforded 'considerable importance and weight' in the decision making process.

The above does not alter the conclusions of the report.

Item No.	Application No.	Address
02	17/02591/FUL	143 Calton Road Lyncombe Bath

For the avoidance of doubt the statutory duty to preserve or enhance the Conservation Area should be afforded 'considerable importance and weight' in the decision making process.

The report explains that the development is of an acceptable scale, siting, design and uses appropriate materials. This ensures that the development preserves the character and appearance of this part of the Conservation Area. Further, although sited adjacent to the listed terrace of St Marks Road, the development is set a sufficient distance and of an appropriate scale to ensure that the setting of this terrace is preserved. This preservation of the setting is further ensured due to the appropriate materials and the design of the proposals. As outlined in the report, the character and appearance of the Conservation Area and the setting of the nearby Listed Buildings are preserved.

Item No.	Application No.	Address
8	17/01307/FUL	Mendip House Lower Bristol Clutton

Cllr Warrington forwarded comments from Clutton Parish Council commenting that the relocation of the house to the garage position is not necessarily supported by the Parish Council as the original location of the house was, should the Parish Council have been consulted and commented.

Following the submission of further information in respect of Ecology the council's ecologist raised no objection to the proposal subject to conditions in respect of bat protection mitigation and implementing a wildlife scheme.

Mendip House Planning History

NE 30127/B Outline for horticultural business nursery including erection of greenhouse- permitted 28/08/1970

The reasons attached to the conditions attached to this permission granted make reference to the Green Belt location of this proposal.

NE 30127/C Erection of dwelling provision of parking and turning space and formation of access- permitted 6/12/1971

WC 5762/A- Erection of extension permitted 18th august 1978

WC 5762/B- Change of use of existing storage building to dwelling permitted 12th august 1979

WC 5762/C- Change of use of existing storage building to dwelling with granny flat permitted 12th October 1983

WC 5762/H- Erection of detached garage loose box and hay loft permitted 24th June 1985

WC 5762/I- Erection of single storey extension permitted 24th June 1985

Item No.	Application No.	Address
9	17/02238/FUL	Parcel 8932 Greenhouse Lane Nempnett Thrubwell

The Environment Agencies comments have not been received. Therefore the recommendation is amended to read as follows:

Delegate to Officers to permit subject to the receipt of no objections from the Environment Agency and any comments being received being addressed .

Item No.	Application No.	Address
10	17/02944/FUL	1 Chapel Row, City Centre, Bath Bath And North East Somerset BA1 1HN

In the policy section reference should be made to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, where there is a duty when considering whether to grant listed building consent for any works, to have special regard to the

desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Reference should be made to paragraph 134 rather than 133 of the NPPF which explains that where a proposal would have less than significant harm this should be weighed against the public benefits.

Item No.	Application No.	Address
11	17/02945/LBA	1 Chapel Row, City Centre Bath, BA1 1HN

Reference should be made to paragraph 134 rather than 133 of the NPPF which explains that where a proposal would have less than significant harm this should be weighed against the public benefits.