



**Item No. 04 Application No.17/04614/FUL Address: Middle Road Farm
 Middle Road
 Hinton Blewett
 Bristol
 Bath And North East Somerset
 BS39 5AP**

In the concluding paragraph there is a mistake. It explains:

“For the reasons set out above, it is recommended that this application is granted permission for the reasons as outlined within the decision notice.”

The sentence should read:

“For the reasons set out above, it is recommended that this application is refused permission for the reasons as outlined within the decision notice.”

Item No. 08

Application No. 17/05333/FUL

Address: 2 Princes Street

City Centre

Bath

Bath and North East Somerset Council

BA1 1HL

Within the officers assessment under Residential Amenity (paragraph two) there is a mistake which reads as follows:

'The proposed garden room will integrate satisfactorily with the existing dwelling. Due to the orientation of the property and the location of the garden room, the proposal will not reduce daylight or sunlight levels to neighbouring properties. The proposed garden room to the rear will not cause overlooking to neighbouring properties.'

This paragraph should read as follows:

'Due to the orientation of the property the proposal will not reduce daylight or sunlight levels to neighbouring properties. The proposed change of use will not cause overlooking to neighbouring properties.'

Tree Preservation Order :

Woodland adjacent to Eastwell, Upper Lansdown Mews, Lansdown, Bath

An e-mail from the neighbour at 8 Hermitage Road supporting the Tree Preservation Order has been received.

The woodland owner has provided a second letter confirming her objection to the Tree Preservation Order because the owner considers that:

1. Someone would have to be paid to handle the paperwork involved in applying for works under the Tree preservation Order
2. There is no long term guarantee under the TPO that the Council would permit the vehicle access to be maintained.
3. The TPO means that advanced permission would have to be sought to undertake minor jobs such as the pruning of small branches.
4. The owner is worried about breaking the rules and feels that they no longer have control or free use of the wood.

The officers' response to the above:

1. The owner has already employed an arboriculturalist to submit tree notifications under the conservation area requirements. However, simple works need not require an arboriculturalist to fill in the application. The Officer is able to provide guidance on how to fill in an application form.
2. It is evident that vehicular access is required for maintenance purposes so it would be unreasonable for the Council to prevent any works which ensured that the access track was maintained.
3. The situations in which there may be a need to remove small branches are considered rare and a pragmatic approach can be adopted by the Council to works such as minimal pruning requiring secateurs.
4. The woodland owner and neighbour at 8 Hermitage Road initiated the request for additional protection of the woodland above that provided by the conservation area. The officer was persuaded by the arguments presented that a TPO was merited irrespective of current and future ownership.

Jane Brewer
Senior Arboricultural Officer
Bath and North East Somerset Council
Planning Services
Lewis House
Bath
BA1 1JG
3 January 2018



Dear Ms Brewer,

Re: Bath and NE Somerset Council (Woodland adjacent to Eastwell, Upper Lansdown Mews, Lansdown, Bath No. 313) Tree Preservation Order 2017.

Following our conversation I wish to confirm my continued objection to the above TPO.

1. The costs of managing the TPO will be significant as I will need to pay someone to handle the paperwork to ensure compliance. This is much more onerous than the current conservation area requirements.
2. I require continued vehicle access along the driveway and into the flat area, and therefore need to maintain this. There is no long term guarantee that this will be permitted under the TPO.
3. The blanket ban on any maintenance work without advance permission makes it difficult to do even minor jobs such as pruning of small branches.

Sadly I now do not feel that this is 'my' wood any more as I have no control or free use of it under the TPO and am worried about breaking the rules.

