

BATH AND NORTH EAST SOMERSET COUNCIL

Development Management Committee

14th March 2018

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

ITEMS FOR PLANNING PERMISSION

**Item No. 1 Application No. 16/03829/RES
Address: Land Between Hillside View And Bath Road, Greenlands Road,
Peasedown St. John, Bath**

At the time of writing the main report Officers had preliminarily agreed and these discussions were reflected in the report. However the applicant has now submitted revised drawings to reflect the discussions and therefore the plans list has needed to be updated to refer to the following plans:

PLANS LIST:

This decision relates to drawing nos:

LP.01, SL.01 Rev KK, CSL.01 Rev LL, AH.01 Rev F, ML.01 Rev L, RS.01 Rev F, SHL.01 Rev H, SS.01 Rev M, PL.01 Rev E, HSML.01 Rev D

N.3B5P.p Rev D, N.3B5P.e Rev B
S.3B6P.p Rev C, S.3B6P.e Rev E
D.2B4P.pe Rev C
AA.3B5P.p Rev C, AA.3B5P.e Rev E,
F.2B4P.p Rev A, F.2B4P.e Rev D
J.3B5P.p Rev C, J.3B5P.e1 Rev E, J.3B5P.e2 Rev E
K.3B6P.p Rev B, K.3B6P.e1 Rev E, K.3B6P.e2 Rev D
Q.3B6P.pe Rev C
R.3B6P.pe Rev C
M.3B6P.p Rev A, M.3B6P.e Rev B
L.3B6P.p Rev B, L.3B6P.e Rev B
L1.3B6P.p, L1.3B6P.e Rev A
W.4B7P.p Rev C, W.4B7P.e Rev B
X.4B7P.p, X.4B7P.e1 Rev C, X.4B7P.e2 Rev B
Y.4B8P.P1 Rev A, Y.4B8P.p2 Rev A, Y.4B8P.e1 Rev C, Y.4B8P.e2 Rev B
T.3B6P.pe1 Rev C, T.3B6P.pe2 Rev C
AB.3B5P.p Rev C, AB.3B5P.e Rev D
AC.3B5P.p Rev C, AC.3B5P.e1 Rev E, AC.3B5P.e2 Rev D
G.2B4P.p Rev B, G.2B4P.e Rev C
P.5-6.p1, P.5-6.p2, P.5-6.e Rev C
P.22-24.p Rev A, P.22-24.e Rev E
P.87.p Rev C, P.87.e Rev B
P.81.85.p1 Rev C, P.81-85.p2 Rev C, P.81-85.p3 Rev C, P.81-85.e1 Rev C, P.81-85.e2 Rev A, P.81-85.e3 Rev B

P.44-49.p1 Rev D, P.44-49.p2 Rev D, P.44-49.e1 Rev C, P.44-49.e2 Rev C, P.44-49.e3 Rev D
P.59-63.p1 Rev D, P.59-63.p2 Rev C, P.59-63.e1 Rev E, P.59-63.e2 Rev C, P.59-63.e3 Rev C
P.3-4.e Rev C, P.3-4.p Rev D
P.66.e1 Rev A, P.66.p1 Rev A

BC.01 Rev A – Plots 44-49 & 81-75
GAR.01 Rev A, Gar.02 Rev A, GAR.03 Rev A

Design Compliance Statement Rev C

934/PA/01X, 943/PA/05K, 943/PA/07B, 943/PA/03S

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205-13f, 205-14e, 205-15f, 205-16f, 205-E021h, 205-E022j, 205-E023g, 205-E024f, 205-E025c, 205-E030i, 205-E080d, 205-E081c, 205-E082c, 205-E083c, 205-E084c, 205-E085c, 205-E086c, 205-E087c, 205-E088c, 205-E089c, 205-E090s, 205-E091q, 205-E092n, 205-E093o, 205-E094l

Item No. 2 Application No. 17/04338/FUL
Address: Bath Cricket Club, North Parade Road, Bathwick, Bath

The applicant has submitted two revised drawings:

P101 PL03 PROPOSED FIRST FLOOR PLAN (HABITABLE LEVEL)
P100 PL03 PROPOSED GROUND FLOOR PLAN (CAR PARK LEVEL)

The revised drawings show two new external lifts providing disabled access to the ground floor of the building. The first of these lifts would be located in the north-east corner of the site and be located at street level. The second lift would be located on the first raised terrace and would afford access to the second terrace where there is level access to the ground floor of the student accommodation.

The changes proposed are an attempt to address the concerns raised in the main Officer Report in relation to the lack of disabled access. The proposal as now presented does provide a route into the building for disabled users or those with a mobility impairment. Whilst the route for disabled access is somewhat convoluted, requiring the navigation of two separate lift platforms, the revised approach can no longer be considered as exclusionary and should ensure that the building can be visited by those with a disability or mobility impairment. However, the proposals still do not offer disabled accommodation within the student block due to the need to provide on-site parking and a lift down to the car park level which hasn't been included.

Introducing disabled access to the building emphasises the concerns raised in the main Officer Report about flood risk. Whilst evacuation for wheelchair

users could be achieved, this approach will inevitably increase the risk during a flood event.

Visually the proposed lift platforms are located in relatively discrete areas and will not worsen the level of harm to the character and appearance of the Conservation Area already identified in the main Officer Report. The precise details of the appearance of these lifts could be secured by a condition.

In light of these revised drawings, it is considered that the proposals are now less harmful to those with a disability or mobility impairment. Whilst the proposed changes are still not entirely satisfactory, as they do not enable disabled accommodation within the proposal, it is considered that this harm is no longer great enough to a separate reason for refusal. **Reason for refusal 4** is no longer relevant and is therefore removed from the recommendation.

The harm identified in the planning balance undertaken as part of the Officer Report is there also of a lower order. However, it is considered that the reduction of this harm does not significantly tip the balance in favour of the application and the officer recommendation remains to **refuse** the application for the multiple and significant harms identified in the other three reasons for refusal.

Item No. 9 Application No. 18/00075/FUL
Address: 43 Fairfield Avenue, Fairfield Park, Bath, BA1 6NJ

The reason for refusal notes policy D6 (Amenity) of the Bath and North East Somerset Placemaking Plan. This policy should be omitted, and the reason for refusal should read as follows:

'The proposed two storey side extension by virtue of its size, scale, massing and height situated in such a prominent position would harm the character and appearance of the existing dwelling and contribute to visual harm to the wider area and World Heritage Site. The proposal conflicts with Policies D2, D4, D5 of the Bath and North East Somerset Council Placemaking Plan (2017) and Policy B4 of the Core Strategy (2014).'

Item No.4 Application No. 17/06106/FUL
Address: Hinton House, Branch Road, Hinton, Charterhouse, Bath, Bath And North, East Somerset

The agenda states the application recommendation is delegate to permit. This is incorrect and should be recommended for permission.

The report refers to Historic England having objected to the application. This is incorrect. Whilst Historic England has raised concerns, addressed in the report, they have not formally objected but commented on the scheme.

Four additional comments have been received in regards to the application since the time of writing the report. These comments raise various concerns including information in regards to the nearby Brown Shutters Airfield, information on recent flights in and out of the site, photographs of the helicopter, and site visit requests.

Most of these comments have also been copied into councillors and there has been some correspondence between third parties and councillors. The points raised in these comments have been addressed in the report and none of the points raised alter the outcome of the planning recommendation. Councillors can decide if a site visit is required at committee.

Item No.5 Application No. 17/059669/FUL

Address: Avonlea House, Station Road, Freshford, Bath, Bath And North East, Somerset

A further objection letter was received from the same neighbour that has previously objected on the 26th February 2018, raising concerns over the revised plans. Further concerns are raised in regards to the height of the extension, the proposed walls being higher than the roof, the position of the roof lantern, and the change of materials. The points raised in these comments have been addressed in the report and none of the points raised alter the outcome of the planning recommendation.