

Application no	ADDRESS	PROPOSAL	Decision Level	Decision Date	Status	Notes
17/03998/M6BA	Parcel 0006Maynard TerraceCluttonBristolBath And North East Somerset	Modification of S.106 Agreement dated 19 June 2013 (as amended via Deed of Variation dated 26 May 2016) relating to Outline Planning Permission 12/01882/OUT to alter affordable housing mix/tenure such that the previously agreed affordable rent tenure is replaced by social rent tenure; a tenure swap in respect of Plot 23 and Plot 15 (Plot 23 to become a social rent affordable unit in place of Plot 15 which is to become a market sales unit), removal of the requirement to comply with the Code for Sustainable Homes, removal of the requirement that 10% of the affordable units to be constructed to full wheelchair standard, amendments to phasing, and consequential changes.	CHAIR	08-Jan-18	AGREED	Chair referral delegated decision
17/04612/FUL	Old North Chew FarmNorton LaneChew MagnaBristolBath And North East SomersetBS40 8RW	Erection of a single dwelling and associated car parking and landscaping, following demolition of 2 no. existing Dutch barns.	CHAIR	02-Jan-18	RF	Chair referral delegated decision
17/05581/FUL	Camden Cottage3 Bennett's LaneWalcotBathBath And North East SomersetBA1 5JX	Erection of first floor rear extension over existing ground floor extension (Retrospective)	CHAIR	12-Jan-18	PERMIT	Chair referral delegated decision
17/05323/FUL	Elm Barn20 The StreetMarksburyBathBath And North East SomersetBA2 9HS	Conversion of existing garage to ancillary residential accommodation. Additional provision for sheltered car parking.	CHAIR	16-Jan-18	PERMIT	Chair referral delegated decision
17/04945/FUL	WindwaysNewtownMoorledge RoadChew MagnaBristolBS40 8TQ	Provision of retaining wall to rear garden to level and tidy section of untidy ground. (Retrospective)	CHAIR	19-Jan-18	RF	Chair referral delegated decision
17/05956/FUL	Church Farm HouseHigh StreetWellowBathBath And North East SomersetBA2 8QS	Erection of single storey side extension following demolition of existing extension	CHAIR	22-Jan-18	PERMIT	Chair referral delegated decision
17/05162/FUL	Millway GardensFosse LaneBatheastonBathBath And North East SomersetBA1 7JX	Erection of two storey side extension following demolition of existing shed.	CHAIR	26-Jan-18	PERMIT	Chair referral delegated decision
17/05209/FUL	Chewton PlaceChewton RoadChewton KeynshamKeynsham	Construction of an ornamental garden building	CHAIR	26-Jan-18	RF	Chair referral delegated decision
17/05963/FUL	53 Hantone HillBathamptonBathBath And North East SomersetBA2 6XD	Erection of single storey front and rear extension and two storey side extension with associated demolitions. Widening of existing driveway together with alterations to dropped curb.	CHAIR	01-Feb-18	PERMIT	Chair referral delegated decision
17/06041/FUL	6 Lyndhurst RoadKeynshamBristolBath And North East SomersetBS31 1RQ	Erection of two storey side extension following removal of existing garage & car port, and new pitched roof over existing rear flat roof extension.	CHAIR	01-Feb-18	PERMIT	Chair referral delegated decision
17/06045/REM	Mead CottageChurch LanePristonBathBath And North East SomersetBA2 9EF	Removal of condition 1 attached to application 20561 granted on 18th June 1955 (The erection of a dwellinghouse at Church Farm Priston and the formation of a pedestrian access thereto).	CHAIR	01-Feb-18	RF	Chair referral delegated decision
17/05921/FUL	The Coach House Stanton RoadChew MagnaBristolBS40 8SF	Erection of two storey dwelling following demolition of existing single storey studio.	CHAIR	06-Feb-18	RF	Chair referral delegated decision
17/05902/FUL	MistledeneThe ReddingsCompton MartinBristolBath And North East SomersetBS40 6AS	Erection of single storey rear extension and internal and external alterations to existing property.	CHAIR	12-Feb-18	PERMIT	Chair referral delegated decision
18/00019/FUL	35 Parkfield GardensBishop SuttonBristolBath And North East SomersetBS39 5XF	Erection of 2 storey dwelling with detached garage and new access (Resubmission)	CHAIR	20-Feb-18	PERMIT	Chair referral delegated decision
17/05749/FUL	Charlton House10 Brookside DriveFarmboroughBathBath And North East SomersetBA2 0AX	Erection of a detached double garage.	CHAIR	20-Feb-18	PERMIT	Chair referral delegated decision
17/05922/FUL	Parcel 1100Priston LaneFarmboroughBath	Erection of open fronted agricultural barn with associated hardstanding and new access works. (Resubmission of 17/02046/FUL)	CHAIR	23-Feb-18	PERMIT	Chair referral delegated decision

17/05296/FUL	2 The CedarsChew StokeBristolBath And North East SomersetBS40 8TR	First floor terrace and associated remodelling.	CHAIR	26-Feb-18	PERMIT	Chair referral delegated decision
17/05672/FUL	FieldgateThe AvenueClaverton DownBathBath And North East SomersetBA2 7AX	Change of use from 5 number bedrooms dwelling (Use class C3) to 7 number bedrooms large HMO (sui generis) (maximum 7 occupants)	CHAIR	06-Mar-18	PERMIT	Chair referral delegated decision
17/06129/FUL	Church HouseHigh StreetWellowBathBath And North East SomersetBA2 8QS	Erection of detached carport, garden and store room following demolition of existing garage.	CHAIR	07-Mar-18	RF	Chair referral delegated decision
17/05538/FUL	Nickel Scaffolding LtdLand To South Of South Bristol Motor CompanyNew RoadPensfordBristolBS39 4AR	Demolition of existing commercial structures and the erection of 6no. semi-detached four bedroom dwelling houses, including access on to New Road, 12no off-street parking spaces and an additional 6no parking spaces and associated soft/hard landscaping.	CHAIR	07-Mar-18	RF	Chair referral delegated decision
17/05084/FUL	Gillan CottageBlacksmith LaneSwainswickBathBath And North East SomersetBA1 8BT	Provision of an off road parking bay	CHAIR	08-Mar-18	PERMIT	Chair referral delegated decision
17/05226/FUL	Garage BlockBrookside CloseBatheastonBath	Erection of gates and fencing with the creation of hardstanding following the raising of river bank levels to the rear of the garage block (retrospective).	CHAIR	09-Mar-18	RF	Chair referral delegated decision
17/06052/FUL	19 Culvers RoadKeynshamBristolBath And North East SomersetBS31 2DW	Creation of 1no. dwelling by seperating the existing house.	CHAIR	09-Mar-18	PERMIT	Chair referral delegated decision
18/00210/FUL	15 Hantone HillBathamptonBathBath And North East SomersetBA2 6XD	Erection of a two storey side extension, infill and pitched roof on rear elevation, raised bridge and steps to terrace in the rear garden	CHAIR	13-Mar-18	PERMIT	Chair referral delegated decision
17/03828/FUL	Parcel 7877Stidham LaneKeynsham	Construction of access track and bridge with ancillary parking and landscaping at the land to the north of Stidham Lane and east of Broadmead Lane (Retrospective) (Resubmission).	CHAIR	16-Mar-18	PERMIT	Chair referral delegated decision
18/00435/FUL	16 May Tree RoadWestfieldBA3 3TU	Erection of 1no. 2bed dwelling following demolition of existing garage	CHAIR	21-Mar-18	PERMIT	Chair referral delegated decision
18/00358/FUL	270 High StreetBatheastonBathBath And North East SomersetBA1 7RA	Erection of a replacement outbuilding	CHAIR	22-Mar-18	PERMIT	Chair referral delegated decision
17/04969/FUL	Manor FarmCaple LaneChew StokeBristolBath And North East SomersetBS40 8YE	Change of use of agricultural land to domestic following the provision of a replacement hedge (retrospective) and the creation of a pond for natural water swimming. (Resubmission)	COMMDC	18-Jan-18	PERMIT	Chair referral to committee. I have looked at the application & history of the site, the CSPC support this development for reasons stated in the report while the Officer has assessed the application in line with relevant Greenbelt planning policy which the Officer states it contravenes. The application is controversial regarding the inappropriateness of the change of use the land from agriculture to domestic in the Greenbelt & should be debated as the proposal is seen as a positive by the CSPC.
17/04208/FUL	Farm Shop And CafeNewton FarmVillage RoadNewton St. LoeBath	Extension to existing farm shop/cafe with new entrance, office and additional seating.	COMMDC	18-Jan-18	PERMIT	Chair referral to committee. I have read the application noting Parish Council and third party objections while Highways support the application. The Officer has assessed the application in relation to relevant planning policy however I feel the impact on the village remains controversial and therefore I recommend the application be determined by the DMC.

17/05854/LBA	Farm Shop And CafeNewton FarmVillage RoadNewton St. LoeBath	Internal and external alterations for the extension to existing farm shop/cafe with new entrance, office and additional seating within the curtilage of a listed building.	COMMDC	18-Jan-18	CON	Chair referral to committee. I have read the application noting Parish Council and third party objections while Highways support the application. The Officer has assessed the application in relation to relevant planning policy however I feel the impact on the village remains controversial and therefore I recommend the application be determined by the DMC.
17/05969/FUL	Avonlea HouseStation RoadFreshfordBathBath And North East SomersetBA2 7WQ	Erection of single-storey side extension (Resubmission).	COMMDC	15-Mar-18	PERMIT	Chair referral to committee. I have studied the application and am aware of the history of the site, I note the FPC and third party objection. The Officer has assessed the application in line with relevant planning policy as explained in the report presented to me, however I recommend the application be determined by the DMC for consistency in the decision making process with this application.
17/04512/RES	Unregistered Farm Shop And CafeCastle FarmMidford RoadMidfordBath	Approval of all reserved matters with regard to outline application 15/03325/OUT for the erection of an agricultural workers dwelling.	COMMDC	18-Jan-18	Approve	Chair referral to committee. I have studied the application and previous applications linked to the site, I note PC objections and other consultee feedback. The proposal is reduced from that refused by the Inspector but is still larger than some objectors feel is suitable for the site. The report has assessed the application in line with relevant planning policy and addressed the concerns raised however I feel issues remain controversial and should be determined by the DMC who have looked at previous applications on this site.
17/05135/FUL	Greenhill FarmBrittensPaultonBristolBath And North East SomersetBS39 7LD	Resiting of existing mobile home for a temporary period of three years, following demolition of existing barn.	COMMDC	20-Mar-18	PERMIT	Chair referral to committee. I have studied the application for temporary siting of a mobile home, noting Ward Cllr DMC request as well as feedback from statutory consultees including PPC. The Officer has assessed the application in line with relevant planning policy and impact the proposal would have on the neighbouring properties differs from the view of the PPC, I therefore recommend the application be determined by the DMC.

17/05316/FUL	Bloomfield House3 Braysdown LanePeasedown St. JohnBathBA2 8HQ	Demolition of existing rear single storey extension and replacing with new two storey rear extension	COMMDC	15-Mar-18	PERMIT	Chair referral to committee. I have studied the application, I note PC support and third party comments both supporting and objecting to the proposals. The Officer has assessed the application in line with relevant planning policy addressing concerns raised. However I am aware the applicant is related to a Senior Planning Officer in the Authority therefore to ensure transparency in decision making I recommend this application be determined by the DMC.
17/05413/FUL	Willow BarnPriston HillPristonBathBath And North East SomersetBA2 9EB	Erection of two storey rear extension.	COMMDC	20-Mar-18	PERMIT	Chair referral to committee. I have studied the application, noting the amendments made as it has progressed, I also note PC & third party support. The Officer has assessed the application in line with relevant planning policy & addressed points raised however the impact of the design & character is felt to contravene planning policy. The proposal adheres to Greenbelt Policy but the reason for refusal is controversial as the PC support the proposals, for this reason I recommend the application be determined by the DMC.
17/01307/FUL	Mendip HouseLower Bristol RoadCluttonBristolBath And North East SomersetBS39 5PB	Erection of dwelling with attached garage following demolition of existing property	COMMDC	05-Mar-18	PERMIT	Chair referral to committee. I have studied this application carefully & all related comments which show it is controversial. The PC support & feel it is in line with their adopted neighbourhood plan while some other statutory consultees object. The Officer has assessed the application in line with planning policy, I recommend it should be determined by the DMC as views differ especially the impact of the proposal on the Greenbelt.

17/06210/FUL	14 Bathford HillBathfordBathBath And North East SomersetBA1 7SL	Erection of side extension following demolition of existing lean-to extension and associated alterations to existing dwelling.	COMMDC	15-Mar-18	RF	Chair referral to committee. I have looked at the applications carefully noting the BPC reasons for support & third party comment. The Officer has assessed the application in line with relevant planning policy & addressed the points raised by the BPC, there are aspects which are acceptable as explained but three reasons are given for refusal. I feel these should be debated as the impact on the area & building differs between the BPC & LPA, therefore I recommend the application be determined by the DMC.
17/06211/LBA	14 Bathford HillBathfordBathBath And North East SomersetBA1 7SL	Erection of side extension following demolition of existing lean-to extension and associated alterations to include demolition of existing porch and replacement porch to front	COMMDC	15-Mar-18	RF	Chair referral to committee. I have looked at the applications carefully noting the BPC reasons for support & third party comment. The Officer has assessed the application in line with relevant planning policy & addressed the points raised by the BPC, there are aspects which are acceptable as explained but three reasons are given for refusal. I feel these should be debated as the impact on the area & building differs between the BPC & LPA, therefore I recommend the application be determined by the DMC.
18/00075/FUL	43 Fairfield AvenueFairfield ParkBathBath And North East SomersetBA1 6NJ	Erection of a two storey side extension following demolition of existing detached single garage	COMMDC	15-Mar-18	PERMIT	Chair referral to committee. I have studied the application carefully and note the Ward Cllr DMC request, statutory consultees have not objected provided appropriate conditions are included. The Officer has assessed the application in line with relevant planning policy addressing some of the issues raised however I can see the impact of the proposal on the character of the area remains controversial & for this reason I recommend the application be determined by the DMC where the impact of the size & massing of the proposal can be debated.

17/05022/FUL	10 Woodborough Hill CottagesWoodborough HillPeasedown St. JohnBathBath And North East SomersetBA2 8LN	Erection of a two storey side extension (Resubmission)	COMMDC	15-Feb-18	PERMIT	Chair referral to committee. I have studied the application, noted Ward Cllr DMC request & PC support, statutory consultees have varying views & there is a third party support comment. The report explains the changes made to the application from the previous submission & the Officer has assessed the changes in line with planning policy, some are seen as improvements while others are felt to harm the visual impact of the area. The PC, who know the area well, continue to support the application, therefore I feel this aspect of the proposal is controversial & should be determined by the DMC.
16/05548/MINW	Upper Lawn QuarrySt Winifred's DriveCombe DownBathBath And North East SomersetBA2 7HR	Extension of quarry and variation of restoration strategy and period of extraction up until 2035.	COMMDC	27-Feb-18	PERMIT	Councillor Cherry Beath has requested that this Application be determined by the Development Management Committee as it is of public concern and effects an important amenity in the Community.
17/04882/FUL	Graden Farm CottageWycotte HillCombe HayBathBath And North East SomersetBA2 8RE	Demolition of existing cottage and erection of a replacement dwelling. (Resubmission)	COMMDC	18-Jan-18	PERMIT	Support from Combe Hay Parish Council contrary to officer recommendation.
17/05333/FUL	2 Princes StreetCity CentreBathBath And North East SomersetBA1 1HL	Change of use from office (B1) to residential (C3)	COMMDC	18-Jan-18	PERMIT	The application has been referred to Committee due to a local councillor having an ownership interest in the site.
17/06011/FUL	Cromwell Farm Combe Hay LaneCombe HayBathBA2 8RF	Erection of a temporary (3 year) rural workers dwelling	COMMDC	15-Mar-18	PERMIT	The application is being referred to the committee as the parish council have objected to the application contrary to the case officer recommendation to permit.
17/06179/FUL	12 WilliamstoweCombe DownBathBath And North East SomersetBA2 5EJ	Conversion of the garage and extension of roof to create annex (Resubmission).	COMMDC	15-Mar-18	PERMIT	The application is being referred to the committee at the request of Councillor Bob Goodman.
17/04542/LBA	104 High StreetBathfordBathBath And North East SomersetBA1 7TH	Internal and external alterations for the erection of single and double storey rear extension.	COMMDC	24-Jan-18	Consent	The parish council have not objected to the application contrary to the case officers recommendation to refuse.
17/05269/FUL	27 Horsecombe BrowCombe DownBathBath And North East SomersetBA2 5QY	Erection of single storey rear extension and two storey side extension, replacement of existing windows and re-cladding of existing dormer window following demolition of existing garage and side extension.	COMMDC	15-Feb-18	PERMIT	This application has been referred to the Development Management Committee as the applicant is an elected Member.
17/03774/OUT	34 - 35 Lower Bristol RoadWestmorelandBathBath And North East SomersetBA2 3AZ	Outline application for the erection of two buildings to provide residential accommodation for students (up to 204 bedrooms) with ancillary accommodation and facilities and external courtyards, alterations to existing pedestrian and vehicular access, and	COMMDC	26-Feb-18	PERMIT	This application has been referred to the Development Management committee by the Group Manager as this is a resubmission and the previous application was determined by committee.