

BATH AND NORTH EAST SOMERSET COUNCIL

Development Management Committee

11th April 2018

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

ITEMS FOR PLANNING PERMISSION

Item No.	Application No.	Address
001	17/05621/FUL/ 17/05622/LBA	9 Henrietta Villas Bathwick
<p>The boundary wall will be increased by 200mm for approx. 3.5m of wall and not 150mm as previously explained. The applicant has submitted a further plan to show this (10810/3A). The application was re-consulted for two weeks and two objections have been received with the same reasons for objecting to the first proposal.</p>		
003	17/06106/FUL	Hinton House Branch Road Hinton Charterhouse Bath Bath And North East Somerset BA2 7SZ

The Council has recently received a number of emails from Mr Thornton QC claiming that the Council has erroneously concluded that the proposed helipad is within the curtilage of the dwellinghouse. However the Council's legal representative, after considering the detailed comments from Mr Thornton, considers that on the evidence that it is reasonable to conclude that the helipad is in fact proposed within the curtilage of the dwellinghouse. In addition on the evidence that has been submitted the use of the land for the landing of the helicopter is a use which is incidental to the enjoyment of the dwellinghouse as such.

As a consequence the Council is satisfied that the flying in and out of the helicopter does not in itself require planning permission and is the fall-back position which the Committee has to bear in mind in considering this application. On this basis the errors claimed by Mr Thornton are not accepted as they are all derived from the assertions that the use of the land is not incidental to the dwelling house use and that the proposed landing pad is outside the curtilage of the dwelling. Accordingly the application remains to be recommended for permission as stated on the main committee agenda.

Further correspondence has also been received from a local objector, raising similar issues as Mr Thorton, but again no additional points have been raised that have not previously been addressed.

01	17/00075/FUL	Land Between Leamon Cottage And Mendip Villas, The Street, Compton Martin
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Plans List – replace plan 180405 101 D with 180405 101 E – this is to correct a typographical error on the plan

Replace conditions 16 and 17 with the following

Detailed drainage strategy (Bespoke trigger)

Prior to commencement of works (other than for remediation or investigation) a detailed drainage design is to be submitted to the Local Planning Authority for written approval. Submission is to include plans, cross sections and calculations demonstrating the performance of the proposed system up to the critical 1in100 year climate change event.

Reason in the interests of flood risk management.

02	17/05062/FUL	148 London Road West Lower Swainswick Bath BA1 7DD
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The councils drainage officer requested further information as to how surface water drainage would be managed. In response the applicant has submitted a plan showing the proposed drainage and sewer access within the site. The elevations have been updated to demonstrate how water will be drained from proposed roofs and gardens.

03	15/01802/FUL	Church Farm, Church Hill, High Littleton
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The applicant has requested an additional month to complete the Section 106 agreement and consider alterations to the proposal. It has therefore been agreed that the application be removed from this agenda and postponed to allow progress towards completing the decision in line with the Committee's previous recommendation.