

**BATH AND NORTH EAST SOMERSET COUNCIL**

**Development Management Committee**

**Date 1st August 2018**

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

**Item No.001      Application No. 18/00356/FUL  
Address: Curbar Edge , 2 Rowlands Close, Bathford, Bath, BA1 7TZ**

In light of the revised National Planning Policy Framework published on the 24th July the decision taking statement is revised to state;

In determining this application the Local Planning Authority considers it has complied with the aims of paragraph 38 of the National Planning Policy Framework.

Condition 5 is revised to state;

{b Wildlife Protection and Enhancement (Pre-commencement)}

Within six weeks of the granting of permission full details of a Wildlife Protection and Enhancement Scheme produced by a suitably experienced ecologist shall be submitted to and approved in writing by the local planning authority. These details shall include:

(i) Method statement for pre-construction and construction phases to provide full details of all necessary protection and mitigation measures, including, where applicable, proposed precommencement checks and surveys, for the avoidance of harm to bats, reptiles, nesting birds and other wildlife, and proposed reporting of findings to the LPA prior to commencement of works;

(ii) Detailed proposals for implementation of wildlife mitigation and enhancement measures, including wildlife-friendly planting and landscape details; provision of bat and bird boxes; provision of replacement habitats; provision for enabling movement of wildlife including hedgehogs on and off site; sensitive lighting design; with proposed specifications, models, species, materials as applicable, and proposed numbers and positions of species and features to be shown on plans as applicable;

All works within the scheme shall be carried out in accordance with the approved details and completed in accordance with specified timescales and prior to the occupation of the development and retained within the development thereafter in accordance with approved details.

Reason: To prevent ecological harm and to provide biodiversity gain in accordance with policies NE3 of the Bath and North East Somerset Local Plan.

## ITEM

### ITEMS FOR PLANNING PERMISSION

**Item No.1                      Application No. 18/00058/ERE03**  
**Address: Bath Quays North, Avon Street, Bath**

#### Correction

The existing number of parking spaces on the site is 639 (not 693 as stated in the report).

The Application has been amended to omit any A5 (Hot food takeaway) floorspace.

#### Further Amendments

Following completion of the Committee report minor amendments are proposed to the wording of Conditions 1, 10, 11, 12, 13, 16, 19, 22, 26, 31, 34, 35. These changes are to provide further clarity and to reflect the phased nature of the proposed development.

If Members are minded to approve the application it is proposed that the Director - Development, Planning and Transport Development be authorised to make these amendments prior to issuing the Decision Notice.

#### Revised NPPF

The Revised NPPF was published on 24<sup>th</sup> July 2018. References in the Committee report to the NPPF should be to the Revised NPPF (2018). Reference to para. 134 of the NPPF (2012) should be to para. 196 of the NPPF (2018). There are no material changes to the advice in respect of the considerations to be taken into account when determining the current application.

The NPPF (2018) Section 11: Making Effective Use of Land, further emphasises the contribution that brownfield sites and under-utilised land can make to delivering homes and other identified needs.

**Item No.3                      Application No. 18/00179/FUL**  
**Address: The Copse, Bannerdown Road, Batheaston**

#### Revised NPPF

The Revised NPPF was published on 24<sup>th</sup> July 2018. References in the Committee report to the NPPF should be to the Revised NPPF (2018). Reference to paragraph 120 of the NPPF (2012) should be to paragraph 179 of the NPPF (2018). There are no material changes to the advice in respect

of the considerations to be taken into account when determining the current application.

**Item No.4                    Application No. 18/01510/LBA**  
**Address: 31 Sion Hill Bath**

The Revised NPPF was published on 24<sup>th</sup> July 2018. References in the main body of the Committee report to the NPPF should be to the Revised NPPF (2018). References to paragraphs 186 and 187 of the NPPF (2012) in the decision taking statement should be to paragraph 38 of the NPPF (2018). There are no material changes to the advice in respect of the considerations to be taken into account when determining the current application.

Under Other representations should read;  
Two representations have been submitted in support which comment that ....

**Item No.5                    Application No. 18/02224/FUL**  
**Address: 146 Wellsway, Bath**

The Revised NPPF was published on 24<sup>th</sup> July 2018. References in the Committee report to the NPPF should be to the Revised NPPF (2018). Reference to paragraph 134 of the NPPF (2012) should be to paragraph 196 of the NPPF (2018). There are no material changes to the advice in respect of the considerations to be taken into account when determining the current application.