

Bath & North East Somerset Council

MEETING: Development Control Committee

MEETING DATE: 18th May 2011

AGENDA
ITEM
NUMBER

RESPONSIBLE OFFICER: Lisa Bartlett, Development Control Manager,
Planning and Transport Development (Telephone:
01225 477281)

TITLE: NEW PLANNING APPEALS, DECISIONS RECEIVED AND DATES OF
FORTHCOMING HEARINGS/INQUIRIES

WARD: ALL

BACKGROUND PAPERS: None

AN OPEN PUBLIC ITEM

APPEALS LODGED

App. Ref: 10/04622/LBA
Location: Land at Rear Of 4 Bloomfield Drive Bloomfield Drive Bloomfield Bath
Proposal: Part demolition of wall to provide vehicular access (Regularisation)
Decision: REFUSE
Decision Date: 21 February 2011
Decision Level: Delegated
Appeal Lodged: 25 March 2011

App. Ref: 10/04570/FUL
Location: 178 Englishcombe Lane Southdown Bath BA2 2EN
Proposal: Provision of rear dormer window for loft conversion
Decision: REFUSE
Decision Date: 30 December 2010
Decision Level: Delegated
Appeal Lodged: 29 March 2011

App. Ref: 10/03876/FUL
Location: Miles House Dunsford Place Bathwick Bath
Proposal: Alterations to boundary wall to provide widened vehicular access and
provision of new timber gates (Resubmission)
Decision: REFUSE
Decision Date: 22 October 2010
Decision Level: Delegated
Appeal Lodged: 30 March 2011

App. Ref: 10/03878/LBA
Location: Miles House Dunsford Place Bathwick Bath
Proposal: External alterations to boundary wall to provide widened vehicular access and provision of new timber gates (Resubmission)
Decision: REFUSE
Decision Date: 3 November 2010
Decision Level: Delegated
Appeal Lodged: 30 March 2011

App. Ref: 10/04818/FUL
Location: Springhill House White Ox Mead Lane Peasedown St. John Bath
Proposal: Erection of a stable block following removal of existing stable block.
Decision: REFUSE
Decision Date: 1 February 2011
Decision Level: Chair Referral
Appeal Lodged: 5 April 2011

App. Ref: 10/04017/LBA
Location: Basement 13 Grosvenor Place Lambridge Bath
Proposal: Internal alterations for the conversion of remainder of existing vault into dry-store room
Decision: REFUSE
Decision Date: 30 November 2010
Decision Level: Delegated
Appeal Lodged: 7 April 2011

Enf Ref: 07/00952/UNDEV
Location: Parcel 7661 Widcombe Hill Hinton Blewett BS39 5AR
Breach: Unauthorised development involving the change of use of land to stationing of a mobile home and for the use for residential purposes without planning permission in the last 4 years. Unauthorised development involving engineering works around the stone barn without planning permission in the last 4 years
Date Notice Issued: 17 March 2011
Appeal Lodged: 6 April 2011

APPEAL DECISIONS

App. Ref: 10/04056/VAR
Location: Komedia, 22 - 23 Westgate Street, City Centre, Bath
Proposal: Variation of condition 2 of application 08/00706/FUL to extend opening hours by 1/2 hour on Friday and Saturday, so that customers can be served or remain on the premises until 2.00am on these days (Change of use from dis-used cinema (class D2) to comedy club, live music venue and cafe)

Decision: Allowed
Decision Date: 2nd December 2011
Decision Level: Delegated
Appeal Decision: Allowed

Summary:

The application was refused on the basis the proposal would result in increased noise and disturbance in Westgate Street and the wider City Centre, at a time when there are generally reduced levels of noise and activity in the area.

Under the present operational arrangements at the premises, customers exit the appeal premises solely into Westgate Street via the main entrance. The Inspector decided that the proposed variation of the condition to allow extended opening hours of the venue by an additional half-hour on both the Friday and Saturday night would, if all customers were to exit into Westgate Street, lead to deterioration in the living conditions of occupants of nearby residential properties in Westgate Street. However as the appellant proposed in the application that after 0100 hrs, customers should exit through the rear doors of the premises onto Saw Close, the Inspector considered that this would adequately disperse customers in several directions reducing levels of noise in Westgate Street. Therefore subject to that exit arrangement being used the Inspector considered that the extended opening hours would not be harmful to amenity. The Inspector in allowing the appeal imposed a planning condition to the effect that Customers leaving the premises after 0100 hrs shall do so only by the exit doors leading directly on to Saw Close other than in an emergency.

FORTHCOMING HEARINGS/INQUIRIES

App. Ref: 10/02953/FUL
Location: Widcombe Lodge South Widcombe Hinton Blewett Bristol BS40 6BN
Proposal: Conversion and rebuilding of existing barn to form self catering holiday accommodation (retrospective) (resubmission)
Decision: Refuse
Decision Date: 27.08.2010
Decision Level: Delegated
Hearing Date: 17 May 2011
Venue: Kapasvor Room, Guildhall, Bath

App. Ref: 09/04351/FUL
Location: Parcel 4200 Parkhouse Lane Keynsham
Proposal: Hybrid planning application for a housing led mixed use development comprising 285 dwellings, retail accommodation, flexible business/employment floor space, affordable housing, formation of new vehicular, pedestrian and cycle accesses, pedestrian and cycle improvements to Parkhouse Lane, formal and informal public open space including junior playing pitch and associated changing rooms and parking facilities, together with landscaping and tree planting and ancillary works including drainage (Full Application) and extension to Castle Primary School (Outline Application, All Matters Reserved)

Decision: Refuse
Decision Date: 15.12.2010
Inquiry Date: 7th – 24th June 2011
Venue: Carter Room, Fry Club, Keynsham
