

BATH AND NORTH EAST SOMERSET COUNCIL

Development Management Committee

Date 3rd July 2019

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

ITEM

ITEMS FOR PLANNING PERMISSION

Item No.	Application No.	Address
1	17/01542/FUL	Cedar Park Care Centre 27 - 28 Oldfield Road Oldfield Park Bath Bath And North East Somerset BA2 3NG

Five additional objections have been received from neighbours. The areas of objection have previously been raised and are covered in the officer's report; no new areas of objection have been raised. The following is a summary of the points; overdevelopment; adversely impact conservation area; adversely impact listed building; adversely impact residential amenity; adversely impact on traffic and parking; adversely impact trees and landscaping.

One further objection was received from a third party stating that there are now plans for a further purpose built care home on the Homebase site in Bath. It is understood that some public consultation has taken place in regards to this site but at present no planning application of such has been submitted to the Council.

An additional letter of correspondence has been received from Wales and West utilities reminding the applicant that they have gas pipes in the area.

Following the site visit it was noted that there was some discrepancies on the plans. As such revised detail plans/elevations which correct a drafting error on the previous version of the internal elevations have been submitted. The elevations now correctly correlate with the proposed Plan detail. This has not impacted on the thrust of the report or officer recommendation. The plans list has been updated accordingly.

Item No.	Application No.	Address
4	19/0497/FUL	Freedom House, Lower Bristol Road, Twerton, Bath

There are three Sycamore trees that are situated in the rear carpark of Freedom House bordering the Curo Headquarters site. In addition there are a number of shrubs and Sycamore trees that overhang the boundary wall on land to the east and north of the site. Earlier access to inspect the site had been difficult to achieve due to the development of the church taking place.

The Arboricultural Officer has consequently been consulted on the proposals and does not raise any concerns. As a result of this the following Condition has been recommended;

No development shall take place until an arboricultural method statement and/or annotated tree protection plan following the recommendations contained within BS 5837:2012 , identifying measures to protect onsite and offsite trees has been submitted to and approved in writing by the Local Planning Authority and details within the approved document implemented as appropriate. The statement shall include the locations and method of excavation for the proposed railing supports and a tree works schedule.

Reason: To ensure that no excavation or any other activity takes place which would adversely affect the trees to be retained in accordance with policy NE.6 of the Placemaking Plan. This is a condition precedent because the works comprising the development have the potential to harm protected trees. Therefore these details need to be agreed before work commences.