

BATH AND NORTH EAST SOMERSET COUNCIL
PLANNING COMMITTEE
23rd October 2019
DECISIONS

Item No:	01	
Application No:	18/05623/OUT	
Site Location:	Co-Operative Store A, Wells Road, Westfield, BA3 3RQ	
Ward: Westfield	Parish: Westfield	LB Grade: II
Application Type:	Outline Application	
Proposal:	Hybrid planning application for the mixed-use redevelopment of the Co-Operative store and associated car park in Radstock comprising - 1. Full planning permission for the demolition of existing store and construction of 1795sqm retail floorspace including replacement store (Class A1), 722sqm office floorspace (Class B1) and 28 dwellings (Class C3) with associated car and cycle parking, works to existing access, landscaping, public realm, drainage and infrastructure. 2. Outline planning permission for 26 dwellings with associated car parking, landscaping, drainage and infrastructure (access, scale, and landscaping determined, all other matters reserved).	
Constraints:	Agric Land Class 3b,4,5, Coal - Standing Advice Area, Conservation Area, Contaminated Land, Policy CP12 Centres and Retailing, Policy CP9 Affordable Housing Zones, Policy CR3 Primary Shopping Areas, Policy CR3 Primary Shopping Frontages, Flood Zone 2, Flood Zone 3, Housing Development Boundary, Listed Building, Policy LCR5 Safeguarded existg sport & R, LLFA - Flood Risk Management, Policy NE1 Green Infrastructure Network, Policy NE2A Landscapes and the green set, Policy NE3 SNCI, Policy NE5 Ecological Networks, Neighbourhood Plan, SSSI - Impact Risk Zones,	
Applicant:	The Radstock Co-Operative Society	
Expiry Date:	25th September 2019	
Case Officer:	Chris Gomm	

DECISION Delegate to PERMIT subject to applicant entering into S106 agreement and relevant conditions.

Item No:	02
Application No:	19/03747/FUL
Site Location:	31 Third Avenue, Oldfield Park, Bath, Bath And North East Somerset
Ward: Oldfield Park	Parish: N/A LB Grade: N/A
Application Type:	Full Application
Proposal:	Change of use from a 5-bed House in Multiple Occupation (HMO) (Use Class C4) to a 7-bed HMO (Use Class Sui Generis).
Constraints:	Article 4 HMO, Agric Land Class 3b,4,5, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, Policy CP9 Affordable Housing Zones, HMO Stage 1 Test Area (Stage 2 Test Req), LLFA - Flood Risk Management, MOD Safeguarded Areas, SSSI - Impact Risk Zones,
Applicant:	Mr Olly Barkley
Expiry Date:	16th October 2019
Case Officer:	Dominic Battrick

DECISION REFUSE

1 The proposed increased occupancy of the house in multiple occupation (HMO) would result in an unacceptable increase in noise, waste and vehicle movements and represents over-intensification of the property in an area saturated with HMOs, to the detriment of the amenities of neighbours. The proposed development is therefore contrary to policy D6 of the Bath and North East Somerset Placemaking Plan.

PLANS LIST:

This decision relates to the following plans/documents:

Location and Block Plan - 01
Existing Plans - 02A
Proposed Plans - 03A
Existing and Proposed Elevations - 04C
Design and Access Statement

all received 21 August 2019.

In determining this application the Local Planning Authority considers it has complied with the aims of paragraph 38 of the National Planning Policy Framework. Whilst the application was recommended for permission by Officers, the Planning Committee determined the proposal to be unacceptable for the stated reason.