

**BATH AND NORTH EAST SOMERSET COUNCIL**

**Planning Committee**

**Date 20<sup>th</sup> November 2019**

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

**ITEM**

**ITEMS FOR PLANNING PERMISSION**

<b>Item No.</b>	<b>Application No.</b>	<b>Address</b>
8	19/03846/FUL	Arlington House, Bath Street, City Centre, Bath

**RESPONSE FROM ENVIRONMENTAL HEALTH**

The flats will be subject to HMO licensing and the overall number of occupants will be determined by room size and the number of facilities in the property as a whole. The HMO licensing standard can be found on our website.

Therefore a 3 bed flat, with one bathroom and kitchen would potentially be suitable for 3 to 5 occupants dependent on whether the property meets the standard for space and facilities.

**WASTE STORAGE**

The agent submitted further information in respect of waste storage stating that the residents refuse point is located in the service yard at the rear of the building, along the wall. The residents of the flats will store refuse and recycling in these bins prior to collection.

The paragraph identified below should read :

“It is recognised that HMOs are occupied by unrelated individuals who come and go separately resulting in some additional activity in association with the property which is different to the activities associated with a dwelling house (C3). These units are located within the City Centre with no amenity space and so are not considered to be units that would attract young families.”

The paragraph identified below should read:

“As the adjacent units are flats it is expected that the change of use of these units would not result in a level of harm to the residential amenity of the neighbours that would justify refusal of the application.”

In the policy section the reference to s16 of the listed building act is to be deleted as this is not an application for listed building consent.

<b>Item No.</b>	<b>Application No.</b>	<b>Address</b>
7	19/03937/FUL	Swans Way, Fosseway, Dunkerton, Bath

#### REPORT CONCLUSION

The conclusion of the report should read as follows; ‘It is therefore considered that the proposal is contrary to the relevant planning policies as outlined above and the proposal is recommended for refusal’. At present it states recommended for approval.

<b>Item No.</b>	<b>Application No.</b>	<b>Address</b>
3	19/04123/FUL	19 Gladstone Street Welton Midsomer Norton Radstock Bath And North East Somerset BA3 2BR

Notwithstanding that this is recommended for refusal, members should still be reminded about the advice in NPPF para 193 which states;

*When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*