

**BATH AND NORTH EAST SOMERSET COUNCIL**

**Planning Committee**

**Date 6 May 2020**

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

**ITEMS FOR PLANNING PERMISSION**

<b>Item No.</b>	<b>Application No.</b>	<b>Address</b>
01 & 02	19/05508/LBA & 19/05507/FUL	Old House, Northend Batheaston

The reports refer to a set of (unauthorised) inward opening white metal gates (for vehicular access). The applicant's agent understands that these original gates were authorised following notification from the former owner to the former planning authority (Wansdyke) prior to their fixing. The Officer has been unable to verify this.

It is confirmed that the development would not affect any public footpaths/rights of way.

03	19/04797/FUL	3 Scumbrum Lane High Littleton
----	--------------	-----------------------------------

Further comments/objections have been received from an interested party:

The comments reiterate the concerns in respect of the Free Right of Way In Common Path and impact on access

This matter is addressed within the committee report.

Development within the application site.

The applicant has confirmed all development is to be carried out within land owned by the applicant. Planning permission does not override any legal rights of way and or landownership matters which are a civil matter between neighbours.

Impact on local character through a single extension. The character and appearance of the extension has been addressed within the committee report.

Visual/Light Impact – Impact on the light enjoyed by number 3 and the combined effect has been raised but has been considered and is addressed within the committee report.

Parking – Parking and access have been considered within the committee report.

Amendments to the conditions:

Condition 3 text is amended as follows and a fourth condition is added.

### CONDITION 3

{\b Materials (Compliance)}

All roofing materials to be used shall match those of the existing building in respect of type, colour, finish, type, size and profile.

Reason: In the interests of the appearance of the development and the surrounding area in accordance with Policies D1, D2, D3 and D5 of the Bath and North East Somerset Placemaking Plan and Policy CP6 of the Bath and North East Somerset Core Strategy.

### Condition 4

{\b Materials - Sample of Render (Bespoke Trigger)}

No external walls of the development shall be rendered until details of the colour and texture of the render to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out only in accordance with the approved materials.

Reason: In the interests of the appearance of the development and the surrounding area in accordance with Policies D1, D2, D3 and D5 of the Bath and North East Somerset Placemaking Plan and Policy CP6 of the Bath and North East Somerset Core Strategy.

### PLANS LIST

002, 003, 004 all dated 2/11/2019

008A dated 27/01/2020

005, 006A, 007A, 009A all dated 17/02/2020

011A dated 4/05/2020