

BATH AND NORTH EAST SOMERSET COUNCIL

Planning Committee

Date 26th August 2020

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

ITEM

ITEMS FOR PLANNING PERMISSION

Item No.	Application No.	Address
05.	20/01893/LBA	Cleveland Bridge, Bathwick.
<ul style="list-style-type: none">2 no. further letters from Pulteney Estate Residents Association (PERA) maintaining their concerns regarding this project and the rebuttal response from the applicants to the consultation response from Historic England. It should be noted that Historic England have issued a further letter dated the 5/8/2020 that retracts their previous statement regarding weight limits on the bridge. Much of their concern relates to Highways matters that do not form part of this applications proposals which are for physical repairs and alterations to the bridge structure. There is no legal requirement to assess the longevity of the proposed repairs. As no harm has been identified to the bridge from this proposal, there are no public benefits that need to be weighed up in this instance. Reports, including the Principal Inspection Report of February 2020 by WPS, that were not submitted as part of the application, are background documents that were used to inform the rational for the final application submission.Paragraph 5 on page 156 in the Committee Report is not completed and should read; <p>5. Waterproofing under the road and pavement areas and installing protective coating systems. This treatment is to help alleviate water penetration to the underside of the bridge and its supporting structure. This problem has contributed towards the erosion of the concrete beams of the 1929 structure and the solution to this is utilising modern treatments that are compatible with the modern surfaces of this part of the bridge. It is not intended to be used on the historic surfaces or structure. Once again this is not a like for like repair but will provide more robust prevention to the bridge suffering from future deterioration.</p> <ul style="list-style-type: none">Condition 8 - Should read; <p>8. Submission of Schedule of Work and Samples (Pre-commencement) No works shall commence until a schedule of works setting of the phasing, construction techniques, materials and finishes, and samples of the materials and colour to be used in the construction of the external surfaces has 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 details.</p> <p>Reason: In the interests of the appearance of the development and the surrounding area in accordance with Policies D1, D2, D3, D5, D6 and HE1 of the Bath and North East Somerset Placemaking Plan and Policy CP6 of the Bath and North East Somerset Core Strategy.</p>		

Item No.	Application No.	Address
07 & 08	20/02389/FUL & 20/02390/LBA	Liberal Democrats 31 James Street West

The 'plan, elevation & sections – as proposed' drawing has been revised to confirm that the railings surrounding the front garden are to be formed from the relocated railings currently located at the rear of the premises. All new areas of railings (including gates) will be to match the relocated railings. The revised drawing no. is 4142 017 B. Notwithstanding, a compliance condition to ensure these works accord with the intention of the drawing notes should be imposed;

{\b Railings (Compliance)}

The existing railings located to the rear of the premises shall be relocated and re-used as surround to the front garden in accordance with drawing no. 4142 - 0017B. The new gates and any shortfall in railings shall be made to match the relocated/re-used railings in size, design, detail, materials, colour and finish. All railings and gates shall be permanently retained as installed for the lifetime of the development.

Reason: To safeguard the character and appearance of the listed building and its setting in accordance with Policy CP6 of the Bath and North East Somerset Core Strategy and Policy HE1 of the Bath and North East Somerset Placemaking Plan.