

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
001	18/01516/REG04	Land To The Rear Of 89 To 123 Englishcombe Lane Southdown, Bath

Clarifications to committee report:

The representation section of the committee report provides a summary of the consultee responses. The full comments are available on the public website and have been considered within the main body of the report. The following clarification is provided on the consultee comments below:

Historic England - On the basis of the information available, they did not wish to comment. They suggested that the views of the Council's specialist conservation and archaeological advisers, as relevant, were sought. The committee report details conservation, landscape and World Heritage Site matters at pages 45-47 of the report.

Urban Design - There is a typographical error in the summary of the Urban Design comments. This should state:

Not acceptable in current form due to the removal of footpath link within the scheme. No objections to scale, general layout.

The matter of the footpath is covered in the body of the report, where no objection is raised to pedestrian connections.

Natural England - Natural England's comments relate to the Habitat Regulations Assessment, and they have confirmed that they agree with the conclusions reached by the Council's Ecologist on this matter.

The committee report explains in detail the ecological considerations and in accordance with policy NE3, as harm has been identified, looks at whether there are material considerations that are sufficient to outweigh the harm, and whether the importance and need for the development at this particular

location is sufficient to override the value of the species and habitats. The harm and benefits must both be fully understood.

The ecological matters have been considered against local and national policy and guidance.