

<b>Bath &amp; North East Somerset Council</b>		
<b>MEETING:</b>	<b>Planning Committee</b>	<div>AGENDA ITEM NUMBER</div> <div></div>
<b>MEETING DATE:</b>	<b>7<sup>th</sup> April 2021</b>	
<b>RESPONSIBLE OFFICER:</b>	Simon de Beer – Head of Planning	
<b>TITLE:</b>	<b>NEW PLANNING APPEALS, DECISIONS RECEIVED AND DATES OF FORTHCOMING HEARINGS/INQUIRIES</b>	
<b>WARD:</b>	ALL	
<b>BACKGROUND PAPERS:</b> None		
<b>AN OPEN PUBLIC ITEM</b>		

## APPEALS LODGED

**App. Ref:** 20/01194/FUL  
**Location:** 1 St Saviour's Terrace St Saviour's Road Larkhall Bath Bath And North East Somerset  
**Proposal:** New driveway with proposed dropped curb and removal of existing bus stop.  
**Decision:** REFUSE  
**Decision Date:** 22 October 2020  
**Decision Level:** Delegated  
**Appeal Lodged:** 23 February 2021

---

**App. Ref:** 20/02857/FUL  
**Location:** 17 St Mark's Road Widcombe Bath Bath And North East Somerset BA2 4PA  
**Proposal:** Erection of outbuilding in rear garden (Retrospective).  
**Decision:** REFUSE  
**Decision Date:** 3 November 2020  
**Decision Level:** Delegated  
**Appeal Lodged:** 23 February 2021

---



**App. Ref:** 20/04312/FUL  
**Location:** Lyncombe Court Lyncombe Vale Road Lyncombe Bath Bath And North East Somerset  
**Proposal:** Erection of 1no. 3 bed dwelling.  
**Decision:** REFUSE  
**Decision Date:** 7 January 2021  
**Decision Level:** Delegated  
**Appeal Lodged:** 23 February 2021

---

**App. Ref:** 20/02292/FUL  
**Location:** 23 Eastville Larkhall Bath Bath And North East Somerset BA1 6QN  
**Proposal:** Creation of rear flat roof dormer and rooflight to front elevation to enable loft conversion.  
**Decision:** REFUSE  
**Decision Date:** 11 September 2020  
**Decision Level:** Delegated  
**Appeal Lodged:** 24 February 2021

---

**App. Ref:** 20/02833/FUL  
**Location:** 36B St John's Road Bathwick Bath Bath And North East Somerset BA2 6PX  
**Proposal:** Erection of vertical extension to existing office accommodation to create an additional storey, including incidental works of demolition  
**Decision:** REFUSE  
**Decision Date:** 9 October 2020  
**Decision Level:** Delegated  
**Appeal Lodged:** 24 February 2021

---

**App. Ref:** 19/05165/ERES  
**Location:** Western Riverside Development Area Midland Road Westmoreland Bath  
**Proposal:** Approval of reserved matters (scale, appearance and landscaping) pursuant to outline application 06/01733/EOUT for the erection of 2 no. 5-storey buildings comprising 290 student bedrooms (Sui Generis); retail floorspace (Class A1); bin and cycle stores, plant rooms, and associated landscaping works.  
**Decision:** REFUSE  
**Decision Date:** 27 August 2020  
**Decision Level:** Planning Committee  
**Appeal Lodged:** 25 February 2021  
**Officer Recommendation:** Approve



---

**App. Ref:** 19/05110/FUL  
**Location:** Three Ways Station Road Clutton Bristol Bath And North East Somerset  
**Proposal:** Erection of a single storey 2 bedroom dwelling adjacent to existing bungalow  
**Decision:** REFUSE  
**Decision Date:** 30 July 2020  
**Decision Level:** Planning Committee  
**Appeal Lodged:** 3 March 2021  
**Officer Recommendation:** Permit

---

**App. Ref:** 20/00195/FUL  
**Location:** 2 Bathwick Hill Bathwick Bath Bath And North East Somerset BA2 6EP  
**Proposal:** Installation of CCTV to external walls (Retrospective).  
**Decision:** REFUSE  
**Decision Date:** 28 October 2020  
**Decision Level:** Delegated  
**Appeal Lodged:** 5 March 2021

---

**App. Ref:** 20/00196/LBA  
**Location:** 2 Bathwick Hill Bathwick Bath Bath And North East Somerset BA2 6EP  
**Proposal:** External alterations for the installation of CCTV to external walls (Regularisation).  
**Decision:** REFUSE  
**Decision Date:** 28 October 2020  
**Decision Level:** Delegated  
**Appeal Lodged:** 5 March 2021

---

**App. Ref:** 20/03852/FUL  
**Location:** 36 Tennis Court Avenue Paulton Bristol Bath And North East Somerset BS39 7LZ  
**Proposal:** Erection of 1no. attached dwelling.  
**Decision:** REFUSE  
**Decision Date:** 8 January 2021  
**Decision Level:** Delegated  
**Appeal Lodged:** 10 March 2021

---



**App. Ref:** 20/00259/FUL  
**Location:** Homebase Ltd Pines Way Westmoreland Bath Bath And North East Somerset  
**Proposal:** Redevelopment of the site to provide a new care community (Use Class C2) comprising care residences and care suites and ancillary communal, care and well-being facilities, offices in Use Class E(g)(i) together with associated back of house and service areas, pedestrian and vehicular access, car and cycle parking, landscaping, private amenity space and public open space.  
**Decision:** REFUSE  
**Decision Date:** 5 January 2021  
**Decision Level:** Planning Committee  
**Appeal Lodged:** 18 March 2021  
**Officer Recommendation:** Delegate to Permit

---



## APPEALS DECIDED

**App. Ref:** 20/00491/OUT  
**Location:** Field On Corner With Ferndale Road Deadmill Lane Lower Swainswick Bath  
**Proposal:** Erection of 18 dwellings.  
**Decision:** REFUSE  
**Decision Date:** 9 April 2020  
**Decision Level:** Delegated  
**Appeal Lodged:** 14 December 2020  
**Appeal Decision:** Appeal Dismissed  
**Appeal Decided Date:** 2 March 2021

---

**App. Ref:** 19/00786/FUL  
**Location:** Field Between City Farm And Cotswold View The Hollow Southdown Bath Bath And North East Somerset  
**Proposal:** Erection of 9 dwellings with associated access, parking, drainage and landscaping.  
**Decision:** REFUSE  
**Decision Date:** 19 December 2019  
**Decision Level:** Planning Committee  
**Appeal Lodged:** 19 May 2020  
**Appeal Decision:** Appeal Dismissed  
**Appeal Decided Date:** 3 March 2021  
**Officer Recommendation:** Permit

---

**App. Ref:** 20/03159/FUL  
**Location:** 17 Grosvenor Bridge Road Lambridge Bath Bath And North East Somerset BA1 6BB  
**Proposal:** Erection of a first floor extension over a study at ground floor level.  
**Decision:** REFUSE  
**Decision Date:** 27 October 2020  
**Decision Level:** Delegated  
**Appeal Lodged:** 22 January 2021  
**Appeal Decision:** Appeal Dismissed  
**Appeal Decided Date:** 12 March 2021

---



**App. Ref:** 19/01854/OUT  
**Location:** Hartwells Of Bath Newbridge Road Newbridge Bath BA1 2PP  
**Proposal:** Outline application with all matters reserved except for access and layout comprising the demolition of the existing buildings on the site; construction of replacement buildings ranging in height from 3 to 5 storeys providing a mixed use development comprising up to 104 residential units (Class C3 Use), up to 186 student bedrooms (Sui Generis Use), and a commercial retail unit (flexible A1/A3 Use); formation of new vehicular access from Newbridge Road, construction of new access ramp, and provision of vehicle parking spaces; provision of new shared bicycle and pedestrian sustainable transport route through the site and formation of new access and linkages on the eastern and western boundary; provision of hard and soft landscaping scheme across entire site.  
**Decision:** REFUSE  
**Decision Date:** 16 March 2020  
**Decision Level:** Planning Committee  
**Appeal Lodged:** 9 September 2020  
**Appeal Decision:** Appeal Allowed  
**Appeal Decided Date:** 22 March 2021  
**Officer Recommendation:** Delegate to Permit

---

**App. Ref:** 20/00189/FUL  
**Location:** 19 Park Street Lansdown Bath Bath And North East Somerset BA1 2TE  
**Proposal:** Erection of 1 no. mews flat over rear garages  
**Decision:** REFUSE  
**Decision Date:** 4 March 2020  
**Decision Level:** Delegated  
**Appeal Lodged:** 6 October 2020  
**Appeal Decision:** Appeal Dismissed  
**Appeal Decided Date:** 22 March 2021

---

**Case ref:** 20/00046/UNDEV  
**Location:** 5 Beckhampton Road, Oldfield Park, Bath, BA2 3LL  
**Breach:** Without planning permission, the erection of a rear dormer.  
**Notice date:** 12.05.2020  
**Appeal lodged:** 02.10.2020  
**Appeal decided:** Appeal dismissed  
**Appeal decided date:** 02.03.2021