

# **BATH AND NORTH EAST SOMERSET COUNCIL**

## **Planning Committee**

**Date 22<sup>th</sup> September 2021**

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

#### **ITEMS FOR PLANNING PERMISSION**

<b>Item No.</b>	<b>Application No.</b>	<b>Address</b>
Site visit 01	20/03166/FUL	Regency Laundry Lower Bristol Road Westmoreland

#### **Representations**

One additional letter of support has been received from the Managing Director of Regency Laundry Ltd.

The letter advises that the business has now taken occupation of their new purpose-built industrial unit in Corsham, Wiltshire. They advise that they have been operating there for over 4 months, with the vast majority of staff retained. They intend to run both sites in parallel until later this year, to ensure a smooth transfer of operations.

They highlight the differences between the two operating environments which they consider confirms their view that the current site no longer meets the requirements of a modern industrial business and is not longer viable for on-going industrial use.

They list the benefits of the purpose built unit over the current premises as increased productivity, unrestricted working hours, lack of sensitives with regards to neighbours and ample space for staff parking and HGV movements. They contrast this with the myriad of site-related issues experienced at St Peter's Terrace.

They remain fully supportive of the proposed development.

<b>Item No.</b>	<b>Application No.</b>	<b>Address</b>
Main agenda 01	20/04760/EFUL	Former Bath Press Premises Lower Bristol Road Westmoreland

### **Consultations**

The following updated consultation responses have been received:

**ECOLOGY:** No objection, subject to conditions

The updated information addresses previous comments. Conditions for a CEMP (Ecology), including indirect impacts on Linear Park SNCI, a LEMP and to secure a sensitive external lighting scheme will need to be attached to any consent granted.

**AIR QUALITY:** No objection.

The Air Quality Technical Note submitted with the revised scheme has supplemented the original Environmental Statement section on Air Quality. The Technical Note considers changes to the baseline monitoring, changes in baseline traffic flows and flows from the revised plans. There are no significant changes to the conclusions in the original assessment. The Technical Note states that the development will use Mechanical Ventilation and Heat Recovery which will mitigate the higher levels of pollution which the properties with facades on Lower Bristol Road will be subject to. The note also indicates there are a number of mitigation measures within the development which will minimise the impact of the development on air quality including electric vehicle charging points, travel planning and cycle parking.

### **Officer assessment**

For the sake of clarity, some additional commentary upon the heritage impacts of the proposals is provided below.

#### *Listed buildings*

There is a duty placed on the Council under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 'In considering whether to grant planning permission for development which affects a listed building or its setting' to 'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

There are no listed buildings in the immediate vicinity of the application site. The nearest listed buildings are located to the east along Lower Bristol Road, such as Victoria Buildings (Grade II) and Park View (Grade II). Further to the south is 17-29 Denmark Road (Grade II) and to the west is Charlton House (Grade II).

There is only a limited degree of intervisibility with the application site, but some dynamic views of the development and these heritage assets may be experienced.

However, given the acceptable building heights and designs, it is considered that the proposals will preserve the setting of these listed buildings.

### *Conservation area*

The committee report refers to the duty under s72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation area. However, the application site is not within the Bath Conservation Area and so the duty does not apply.

However, to be clear, the impact upon the setting of the Bath Conservation Area is a material consideration. In this instance, it is considered that, due to the distance from its boundary and the acceptable height and design of the proposed buildings, the proposals will preserve the setting of Bath Conservation Area.

### *World Heritage Site*

Bath, in common with many historic towns and cities, is predominantly low rise in character, punctuated with a limited amount of tall historic buildings, most notably the Abbey. Bath is also characterised by the surrounding, elevated topography and this crucial landscape setting is part of the OUV of the World Heritage Site. Furthermore, the surrounding hills afford important and significant, sweeping views across the city in all directions that have been valued historically, and this remains the case today and are significant in how the city is interpreted, enjoyed and experienced

The proposed development is considered to comply with the Bath Building Heights Strategy and has been submitted with an LVIA which assesses the impact of the proposals upon the surrounding landscape. Whilst there will be some intrusion into views, this is within the context of the site being allocated for development and the acceptable heights and design of the buildings will ensure that the proposals preserve the OUV of the World Heritage Site.

<b>Item No.</b>	<b>Application No.</b>	<b>Address</b>
Main agenda 02	21/01588/FUL	Field Between City Farm And Cotswold View The Hollow Southdown

### **Recommendation**

The recommendation includes reference to a s106 agreement to secure, inter alia, the following:

*a) the long term safeguarding and wildlife conservation management of the area of land to the north of the development site (as shown on the soft landscape plan 1380-02-P9) and the long term management of any other ecological measures approved / required by condition (off site or within the development site)*

...

The above wording refers to measures 'off site or within the development site'. For clarity, the proposed ecological compensation and enhancement measures are proposed on land within the red line of the application site and therefore there is no requirement or proposals for off-site ecological measures.