Bath & North East Somerset Council

BATH AND NORTH EAST SOMERSET COUNCIL PLANNING COMMITTEE 22nd September 2021 DECISIONS

Item No: 001

Application No: 20/03166/FUL

Site Location: Regency Laundry Service, Lower Bristol Road, Westmoreland, Bath

Ward: Westmoreland Parish: N/A LB Grade: N/A

Application Type: Full Application

Proposal: Erection of two buildings of up to four storeys comprising co-living

accommodation with co-working space to the ground floor, alongside landscaping works, cycle parking and disabled car parking bays

following demolition of existing buildings.

Constraints: Article 4 HMO, Agric Land Class 3b,4,5, Air Quality Management

Area, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, Policy CP9 Affordable Housing Zones, District Heating Priority Area, Flood Zone 2, HMO Stage 1 Test Area (Stage 2 Test Req), LLFA - Flood Risk Management, MOD Safeguarded Areas, Policy NE5

Ecological Networks, SSSI - Impact Risk Zones,

Applicant: Lower Bristol Road Bath Limited

Expiry Date: 23rd September 2021 **Case Officer:** Chris Griggs-Trevarthen

DECISION Refuse as per officer recommendation

Application No: 20/04760/EFUL

Site Location: Former Bath Press Premises, Lower Bristol Road, Westmoreland,

Bath

Ward: Westmoreland Parish: N/A LB Grade: N/A

Application Type: Full Application with an EIA attached

Proposal: Development of the site to provide a residential-led mixed-use

development, comprising 286 residential units (Use Class C3) and provision of commercial floor space at ground floor level (Use Class E), demolition of existing chimney, provision of three substations, together with associated infrastructure, landscaping, plant equipment,

car and cycle parking, and access.

Constraints: Article 4 HMO, Agric Land Class 3b,4,5, Air Quality Management

Area, Policy B1 Bath Enterprise Zone, Policy B3 Twerton and Newbridge Riversid, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, Policy CP9 Affordable Housing Zones, District Heating Priority Area, Flood Zone 2, Flood Zone 3, HMO Stage 1 Test Area (Stage 2 Test Req), LLFA - Flood Risk Management, MOD Safeguarded Areas, Policy NE1 Green Infrastructure Network, Policy NE5 Ecological Networks, Placemaking Plan Allocated Sites, SSSI -

Impact Risk Zones,

Applicant: Aberdeen Standard Investments

Expiry Date: 24th September 2021 **Case Officer:** Chris Griggs-Trevarthen

DECISION Refuse as per officer recommendation

Application No: 21/01588/FUL

Site Location: Field Between City Farm And Cotswold View, The Hollow,

Southdown, Bath

Ward: Twerton Parish: N/A LB Grade: N/A

Application Type: Full Application

Proposal: Erection of 9 dwellings with associated access, parking, drainage,

landscaping and ecological mitigation.

Constraints: Article 4 HMO, Agric Land Class 3b,4,5, Policy B4 WHS - Indicative

Extent, Policy B4 WHS - Boundary, Policy CP9 Affordable Housing Zones, Policy LCR5 Safeguarded existg sport & R, MOD Safeguarded Areas, Policy NE2A Landscapes and the green set, Policy NE3 SNCI, Policy NE5 Ecological Networks, SSSI - Impact

Risk Zones,

Applicant: Freemantle Capital Partners (Hollow) Ltd

Expiry Date: 24th September 2021 **Case Officer:** Chris Griggs-Trevarthen

DECISION Permit as per officer recommendation

Application No: 21/03281/FUL

Site Location: Land South Of Unit 18, Midsomer Enterprise Park, Midsomer Norton,

Bath And North East Somerset

Ward: Midsomer Norton North Parish: Midsomer Norton LB Grade: N/A

Application Type: Full Application

Proposal: Erection of storage containers, support infrastructure and security

fence for Battery Energy Storage facility.

Constraints: Agricultural Land Classification, Coal - Standing Advice Area, Policy

CP9 Affordable Housing Zones, Policy ED2A Strategic & Other Primary In, LLFA - Flood Risk Management, Policy NE1 Green Infrastructure Network, Neighbourhood Plan, SSSI - Impact Risk

Zones,

Applicant: Conrad Energy (Developments) II Limited

Expiry Date: 24th September 2021

Case Officer: Hayden Foster

DECISION Permit as per officer recommendation

Application No: 21/02980/LBA

Site Location: Friends Meeting House, York Street, City Centre, Bath

Ward: Kingsmead Parish: N/A LB Grade: II

Application Type: Listed Building Consent (Alts/exts)

Proposal: External alterations for the installation of 4no. hand painted timber

signs fixed onto side and front elevations (Resubmission).

Constraints: Article 4 Bath Demolition Wall, Article 4 Bath Office Conversion,

Article 4 Reg 7: Estate Agent, Article 4 HMO, Agric Land Class 3b,4,5, Policy B2 Central Area Strategic Policy, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, Conservation Area, Policy CP12 Bath City Centre Boundary, Policy CP9 Affordable Housing Zones, Policy CR3 Primary Shopping Areas, Listed Building, MOD Safeguarded Areas, Policy NE1 Green Infrastructure Network,

SSSI - Impact Risk Zones,

Applicant: Topping & Company Booksellers Limited

Expiry Date: 23rd September 2021

Case Officer: Caroline Waldron

DECISION Delegate to permit subject to conditions

Application No: 21/02981/AR

Site Location: Friends Meeting House, York Street, City Centre, Bath

Ward: Kingsmead Parish: N/A LB Grade: II

Application Type: Advertisement Consent

Proposal: External alterations for the installation of 4no. hand painted timber

signs fixed onto side and front elevations (Resubmission).

Constraints: Article 4 Bath Demolition Wall, Article 4 Bath Office Conversion,

Article 4 Reg 7: Estate Agent, Article 4 HMO, Agric Land Class 3b,4,5, Policy B2 Central Area Strategic Policy, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, Conservation Area, Policy CP12 Bath City Centre Boundary, Policy CP9 Affordable Housing Zones, Policy CR3 Primary Shopping Areas, Listed Building, MOD Safeguarded Areas, Policy NE1 Green Infrastructure Network,

SSSI - Impact Risk Zones,

Applicant: Topping & Company Booksellers Limited

Expiry Date: 23rd September 2021
Case Officer: Caroline Waldron

DECISION Delegate to permit subject to conditions

Application No: 21/02883/FUL

Site Location: Hunters Quest, Iford Close, Saltford, Bristol

Ward: Saltford Parish: Saltford LB Grade: N/A

Application Type: Full Application

Proposal: Demolition of existing bungalow and erection of 2no semi detached

houses/garages and 1no flat with associated parking, landscaping

and widened access.

Constraints: Agricultural Land Classification, Policy CP9 Affordable Housing

Zones, Housing Development Boundary, LLFA - Flood Risk Management, MOD Safeguarded Areas, SSSI - Impact Risk Zones,

Applicant: The Urban Reno Company

Expiry Date: 19th August 2021

Case Officer: Samantha Mason

DECISION Delegate to permit subject to conditions