

# Bath & North East Somerset Council

MEETING Planning Committee

MEETING DATE 20 October 2021

TITLE Quarterly Performance Report covering period 1 July – 30 Sept 2021

WARD ALL

## AN OPEN PUBLIC ITEM

### List of attachments to this report:

Analysis of Chair referral cases

## 1 THE ISSUE

*At the request of Members and as part of our on-going commitment to making service improvements, this report provides Members with performance information across Planning.*

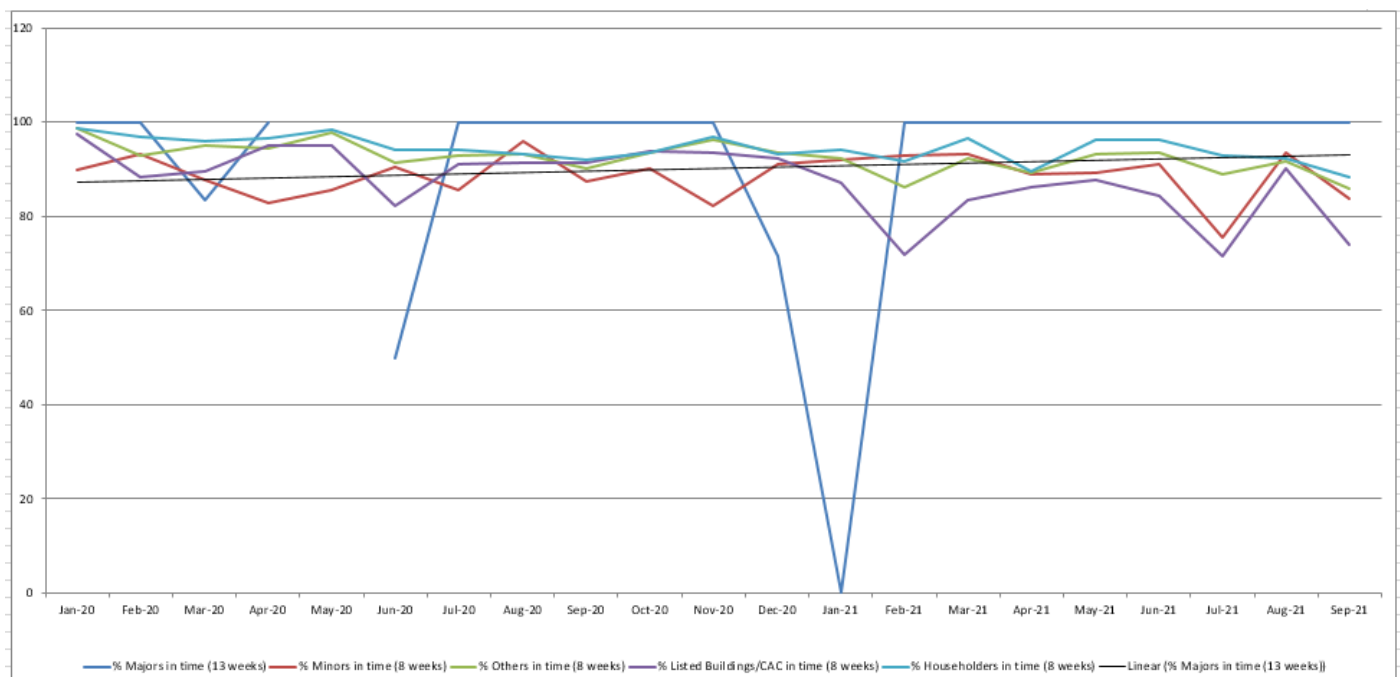
## 2 RECOMMENDATION

Members are asked to note the contents of the performance report.

## 3 THE REPORT

Tables, charts and commentary

### 1 - Comparison of Applications Determined Within Target Times



| % of planning applications in time | 2019-2020        |                  |                  |                  | 2020-2021        |                  |                  |                  |
|------------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
|                                    | Q3               | Q4               | Q1               | Q2               | Q3               | Q4               | Q1               | Q2               |
| % Majors in time                   | (8/8)<br>100%    | (18/20)<br>90%   | (3/5)<br>60%     | (9/9)<br>100%    | (9/11)<br>82%    | (4/5)<br>80%     | (10/10)<br>100%  | (8/8)<br>100%    |
| % Minors in time                   | (115/124)<br>93% | (108/120)<br>90% | (81/94)<br>86%   | (80/90)<br>89%   | (89/101)<br>88%  | (129/139)<br>93% | (96/107)<br>90%  | (94/113)<br>83%  |
| % Others in time                   | (373/397)<br>94% | (333/347)<br>96% | (325/344)<br>94% | (336/365)<br>92% | (370/393)<br>94% | (401/443)<br>91% | (487/529)<br>92% | (411/463)<br>89% |

*Note:*

**Major** - 10+ dwellings/0.5 hectares and over, 1000+ sqm/1 hectare and over

**Minor** - 1-10 dwellings/less than 0.5 hectares, Up to 999 sqm/under 1 hectare

**Other** - changes of use, householder development, adverts, listed building consents, lawful development certificates, notifications, etc

## 2 - Recent Planning Application Performance

| Application nos.    | 2019-2020    |              |              |              | 2020-2021    |              |              |              |
|---------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
|                     | Q3           | Q4           | Q1           | Q2           | Q3           | Q4           | Q1           | Q2           |
| Received            | 647          | 604          | 491          | 599          | 695          | 768          | 774          | 621          |
| Withdrawn           | 51           | 49           | 58           | 67           | 41           | 58           | 60           | 45           |
| Delegated no. and % | 518<br>(97%) | 474<br>(97%) | 436<br>(98%) | 436<br>(94%) | 486<br>(96%) | 570<br>(97%) | 633<br>(97%) | 556<br>(95%) |
| Refused no. and %   | 30 (6%)      | 39 (8%)      | 39 (9%)      | 34 (7%)      | 50 (10%)     | 30 (5%)      | 39 (6%)      | 34 (6%)      |

## 3 – Dwelling Numbers

| Dwelling numbers                                    | 2019-2020 |     |     |     | 2020-2021 |     |     |    |
|---|-----------|-----|-----|-----|-----------|-----|-----|----|
|   | Q3        | Q4  | Q1  | Q2  | Q3        | Q4  | Q1  | Q2 |
| Major residential (10 or more dwellings) decisions  | 1         | 7   | 3   | 8   | 0         | 1   | 4   | 2  |
| Major residential decisions granted                 | 1         | 6   | 1   | 5   | 0         | 1   | 3   | 2  |
| Number of dwellings applied for on Major schemes    | 201       | 50  | 0   | 300 | 100       | 423 | 0   | 10 |
| Number of dwelling units permitted on schemes (net) | 93        | 265 | 176 | 64  | 280       | 393 | 143 | 88 |

## 4 - Planning Appeals

|                   | Oct – Dec 2020 | Jan – Mar 2021 | Apr – Jun 2021 | Jul – Sep 2021 |
|-------------------|----------------|----------------|----------------|----------------|
| Appeals lodged    | 19             | 29             | 20             | 17             |
| Appeals decided   | 17             | 23             | 25             | 14             |
| Appeals allowed   | 6 (35%)        | 3 (13%)        | 5 (20%)        | 3 (23%)        |
| Appeals dismissed | 11 (65%)       | 20 (87%)       | 20 (80%)       | 10 (77%)       |

## **5 - Enforcement Investigations**

|  | <b>Oct – Dec<br/>2020</b> | <b>Jan – Mar<br/>2021</b> | <b>Apr – Jun<br/>2021</b> | <b>Jul – Sep<br/>2021</b> |
|--|---------------------------|---------------------------|---------------------------|---------------------------|
| Investigations launched  | 105                       | 137                       | 132                       | 119                       |
| Investigations in hand   | 252                       | 300                       | 289                       | 264                       |
| Investigations closed  | 122                       | 97                        | 141                       | 137                       |
| - No breach of planning<br>(inc. PD, Lawful or<br>immune)                                  | 50                        | 49                        | 48                        | 53                        |
| - Not Expedient  | 16                        | 9                         | 28                        | 29                        |
| - Compliance negotiated  | 20                        | 20                        | 24                        | 21                        |
| - Retrospective PP<br>Granted  | 20                        | 19                        | 23                        | 16                        |
| - Other (i.e. Insufficient<br>Information, Complaint<br>Withdrawn, Application<br>Pending) | 16                        | 0                         | 18                        | 18                        |
| Enforcement Notices issued   | 4                         | 0                         | 1                         | 2                         |
| Planning Contravention Notices<br>served   | 2                         | 4                         | 7                         | 2                         |
| Breach of Condition Notices<br>served  | 0                         | 2                         | 0                         | 0                         |
| Stop Notices   | 0                         | 0                         | 0                         | 0                         |
| Temporary Stop Notices   | 0                         | 0                         | 0                         | 0                         |
| Injunctions  | 0                         | 0                         | 0                         | 0                         |
| Section 16 Notices   | 0                         | 2                         | 0                         | 0                         |
| Section 215 Notices  | 0                         | 0                         | 0                         | 0                         |

### Explanation

- ‘Cases closed’ means either: on investigation it was found there was no breach of planning control; or it was deemed not expedient to take the matter further (usually related to trivial or technical breaches); voluntary compliance was negotiated (i.e. resulting in a cessation of use of removal of structure); or on application, retrospective permission was granted to regularise the breach.
- Other cases not included in the ‘closed’ breakdown are closed either due to insufficient information; or the breach was identified as permitted development; or the breach was identified as lawful through passage of time; or where the complaint was withdrawn.

## **6 – Other Work (applications handled but not included in national returns)**

The service also processes other statutory applications (discharging conditions, prior approvals, prior notifications, non-material amendments etc) and discretionary services like pre-application advice. The table below shows the number of these applications received

|                     | <b>Oct – Dec 2020</b> | <b>Jan – Mar 2021</b> | <b>Apr – Jun 2021</b> | <b>Jul – Sep 2021</b> |
|---------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Other types of work | 347                   | 445                   | 438                   | 346                   |

## **7 – Works to Trees**

|  | <b>Oct – Dec<br/>2020</b> | <b>Jan – Mar<br/>2021</b> | <b>Apr – Jun<br/>2021</b> | <b>Jul – Sep<br/>2021</b> |
|--|---------------------------|---------------------------|---------------------------|---------------------------|
| Number of applications for works to trees subject to a Tree Preservation Order (TPO)                     | 42                        | 21                        | 28                        | 29                        |
| Percentage of applications for works to trees subject to a TPO determined within 8 weeks                 | 100%                      | 100%                      | 100%                      | 97%                       |
| Number of notifications for works to trees within a Conservation Area (CA)                               | 294                       | 187                       | 224                       | 184                       |
| Percentage of notifications for works to trees within a Conservation Area (CA) determined within 6 weeks | 99%                       | 99%                       | 100%                      | 93%                       |

## **8 – Corporate Customer Feedback**

The latest quarterly report is published here:

<https://beta.bathnes.gov.uk/view-complaint-reports>

## **9 - Ombudsman Complaints**

When a customer remains dissatisfied with the outcome of the Corporate Complaints investigation they can take their complaint to the **Local Government Ombudsman** for an independent view.

| <b>Ombudsman<br/>Complaints</b> | <b>Oct – Dec<br/>20</b> | <b>Jan – Mar<br/>21</b> | <b>Apr – Jun<br/>21</b> | <b>Jul – Sep<br/>21</b> |
|---------------------------------|-------------------------|-------------------------|-------------------------|-------------------------|
| <b>Complaints upheld</b>        | 0                       | 0                       | 1                       | 0                       |
| <b>Complaints Not upheld</b>    | 0                       | 0                       | 0                       | 0                       |

## **10 – Section 106 Agreements and Community Infrastructure Levy (CIL)**

Members will be aware of the Planning Obligations SPD first published in 2009. Planning Services have spent the last few years compiling a database of Section 106 Agreements. This is still in progress, but does enable the S106/CIL Monitoring Officer to actively monitor the delivery of agreed obligations. S106 and CIL financial overview sums below will be refreshed for every quarterly report. CIL annual reports, Infrastructure Funding Statement and Infrastructure Delivery Plan 2020 are also published on our website: <https://beta.bathnes.gov.uk/policy-and-documents-library/annual-cil-spending-reports>

**(Note: figures are for guidance only and could be subject to change due to further updates with regards to monitoring S106 funds)**

|  |                       |
|--|-----------------------|
| S106 Funds received (2021/22)                      | <b>£1,500,356.47</b>  |
| CIL sums overview - Potential (April 2015 to date) | <b>£12,685,388.92</b> |
| CIL sums overview - Collected (April 2015 to date) | <b>£19,772,610.35</b> |

## 11 – Chair Referrals

**Table 12** below shows the numbers of planning applications where Chair decision has been sought to either decide the application under delegated authority or refer to Planning Committee. A further **analysis of Chair referral cases** is in Appendix 1 below.

|                                      | Oct – Dec<br>2020 | Jan – Mar<br>2021 | Apr – Jun<br>2021 | Jul – Sep<br>2021 |
|--------------------------------------|-------------------|-------------------|-------------------|-------------------|
| Chair referral delegated             | 28                | 23                | 21                | 21                |
| Chair referral to Planning Committee | 12                | 8                 | 8                 | 8                 |

## 12 – 5 Year Housing Land Supply

### 5 year housing land supply

|   |                                      |  |       |                                |
|---|--------------------------------------|--|-------|--------------------------------|
|   | Standard methodology                 |  |       |                                |
| A | Calculation based on standard method |  |       |                                |
| B | 5 year supply requirement (676x5)    |  | 3,380 |                                |
| C | Deliverable supply                   |  | 3,728 |                                |
| D | 5 year requirement                   |  | 3,380 | Supply as a % of a requirement |
| E | 5 year requirement + 5% buffer       |  | 3,549 | Supply in years                |
|   |                                      |  |       | 105%                           |
|   |                                      |  |       | 5.25                           |

The figures within the housing trajectory have been collected as of March 2021 when the councils Core Strategy is more than 5 years old.

The housing requirement within the Core Strategy does not include the student population. However, the standard method makes no such alteration and includes student population growth. Therefore student accommodation is factored into the five year supply. The ratio of 2.5 bed spaces to one dwelling from the Housing Delivery Test Measurement Rule Book applies

The Old Bakery – 63 beds, ratio delivery of 25 dwellings  
 Bath Cricket Club – 136 beds, ratio delivery of 54 dwellings  
 Pickfords – 204 beds, ratio delivery of 82 dwellings  
 Plumb centre - 72 bed, ratio delivery of 29 dwellings  
 Hartwells garage - 186 beds, ratio delivery of 74 dwellings

Total – 264

The monitoring reports are also published on our website: <https://beta.bathnes.gov.uk/policy-and-documents-library/five-year-housing-land-supply-and-housing-and-economic-land>

# Appendix 1 - Analysis of Chair referral cases

qry\_Analysis of Chair referral cases 1.7.2021 - 30.9.2021

| Application no | ADDRESS  | PROPOSAL  | Decision Level | Decision Date | Status | Notes   |
|----------------|--|---|----------------|---------------|--------|---|
| 21/03281/FUL   | Land South Of Unit 18Midsomer Enterprise ParkMidsomer NortonBath And North East Somerset                       | Erection of storage containers, support infrastructure and security fence for Battery Energy Storage facility.  | COMMDCC        | 23-Sep-21     | PERMIT | Application has been referred to the Bath and North East Somerset Planning Committee in line with the Development Management Planning Scheme of Delegation at the request of the head of Planning. This is due to the high level of local interest generated on the previous planning application at this site (Reference: 19/D4085/FUL) and the significant implications for key corporate objectives.   |
| 21/02198/FUL   | Liberal Democrats31 James Street WestCity CentreBathBath And North East SomersetBA1 2BT                        | Remodelling of the front garden to include the installation of a new lifting platform. (Resubmission)   | COMMDCC        | 29-Jul-21     | PERMIT | Application is being reported to DMC because although the trustees are responsible for the proposed work, one of the trustees, Mark Roper, is also an elected Member. The works are also for the offices of a political party.  |
| 21/02199/LBA   | Liberal Democrats31 James Street WestCity CentreBathBath And North East SomersetBA1 2BT                        | External alterations for the remodelling of the front garden to include the installation of a new lifting platform.   | COMMDCC        | 29-Jul-21     | CON    | Application is being reported to DMC because although the trustees are responsible for the proposed work, one of the trustees, Mark Roper, is also an elected Member. The works are also for the offices of a political party.  |
| 21/02346/FUL   | Durley GrangeDurley LaneKeynshamBristolBath And North East SomersetBS31 2AQ                                    | Erection of a new outbuilding to an existing dwelling, incorporating an existing trailer/fuel store with new garden storage.                                    | CHAIR          | 05-Jul-21     | RF     | Chair referral delegated decision   |
| 21/02399/FUL   | Lordswood7 Station ApproachPensfordBristolBath And North East SomersetBS39 4AE                                 | Erection of single-storey rear extension with covered patio following demolition of existing conservatory / extension.  | CHAIR          | 07-Jul-21     | PERMIT | Chair referral delegated decision   |
| 21/00690/FUL   | Stitchings Shord FarmStitchings Shord LaneBishop SuttonBristolBath And North East SomersetBS39 5UD             | Erection of 1no. 3bed dwelling for agricultural worker.   | CHAIR          | 09-Jul-21     | PERMIT | Chair referral delegated decision   |
| 21/01499/FUL   | 4 HighfieldsWestfieldRadstockBath And North East SomersetBA3 3UQ   | Erection of three bedroom detached dwelling.  | CHAIR          | 14-Jul-21     | PERMIT | Chair referral delegated decision   |
| 21/00564/FUL   | Valley View16 Linden CloseWestfieldRadstockBath And North East SomersetBA3 3EJ                                 | Erection of two storey detached dwelling on land adjacent to No.16 Linden Close   | CHAIR          | 15-Jul-21     | PERMIT | Chair referral delegated decision   |
| 21/01773/FUL   | 1 Spratts BridgeChew MagnaBristolBath And North East SomersetBS40 8RZ  | Extension and alteration with associated works.   | CHAIR          | 15-Jul-21     | PERMIT | Chair referral delegated decision   |
| 21/02046/FUL   | Cleeves CottageGassonsPeasedown St. JohnBathBath And North East SomersetBA2 8LW                                | Residential conversion and change of use to existing workshop building to form two dwellings.   | CHAIR          | 15-Jul-21     | PERMIT | Chair referral delegated decision   |
| 21/01844/FUL   | Hare & HoundsLansdown RoadLansdownBathBath And North East SomersetBA1 5TJ                                      | Erection of outside bar and associated decked seating area (Retrospective).   | CHAIR          | 15-Jul-21     | PERMIT | Chair referral delegated decision   |
| 21/01122/RES   | Derelict YardBath Old RoadRadstockBath And North East Somerset   | Approval of reserved matters with regard to outline application 17/03926/DUT for the erection of 26 dwellings, access works and other ancillary infrastructure. | CHAIR          | 16-Jul-21     | APP    | Chair referral delegated decision   |
| 21/01845/LBA   | Hare & HoundsLansdown RoadLansdownBathBath And North East SomersetBA1 5TJ                                      | External alterations for the erection of outside bar and associated decked seating area (Regularisation).   | CHAIR          | 26-Jul-21     | CON    | Chair referral delegated decision   |
| 21/01640/FUL   | 33 Warminster RoadBathamptonBathBath And North East SomersetBA2 6SA  | Construction of 2no. front dormers and 1no. rear dormer to loft rooms.  | CHAIR          | 05-Aug-21     | PERMIT | Chair referral delegated decision   |
| 21/01671/FUL   | 1 Kelston RoadKeynshamBristolBath And North East SomersetBS31 2JH  | Erection of a dormer roof extension.  | CHAIR          | 09-Aug-21     | PERMIT | Chair referral delegated decision   |
| 21/03163/FUL   | Old Waggon & HorsesHobbs WallFarmboroughBathBath And North East SomersetBA2 0BH                                | Subdivision of existing dwelling into 2no. houses   | CHAIR          | 01-Sep-21     | PERMIT | Chair referral delegated decision   |
| 21/02358/FUL   | 49-50 Meadow ParkBathfordBathBath And North East SomersetBA1 7PF   | Erection of first floor side extension, insertion of new first floor window openings and erection of detached garden room and associated works.                 | CHAIR          | 03-Sep-21     | PERMIT | Chair referral delegated decision   |
| 21/03117/FUL   | HaydensWick RoadBishop SuttonBristolBath And North East SomersetBS39 5XD                                       | Erection of side extension and full width rear extension including roof configuration including dormer to adopt loft space.                                     | CHAIR          | 06-Sep-21     | PERMIT | Chair referral delegated decision   |
| 21/00058/VAR   | Field Between Manor Road Memorial Cottages And The GroveManor RoadUpper WestonBathBath And North East Somerset | Variation of condition 22 (plans list) of application 18/01984/FUL (Erection of eight dwellings).   | CHAIR          | 07-Sep-21     | PERMIT | Chair referral delegated decision   |
| 20/03392/FUL   | Barn North Of Village HallLangridge LaneLangridgeBathBath And North East Somerset                              | Convert a redundant farm building into an agriculturally tied dwelling to house a farm worker.  | COMMDCC        | 08-Sep-21     | PERMIT | Chair referral delegated decision   |
| 20/01545/FUL   | 1 Bath HillKeynshamBristolBath And North East SomersetBS31 1EB   | Conversion of existing store to residential dwelling  | CHAIR          | 27-Sep-21     | PERMIT | Chair referral delegated decision   |
| 21/03642/OUT   | 33 Carlingcott LaneCarlingcottBathBath And North East SomersetBA2 8AW  | Erection of 2 no. detached dwellings and garages.   | CHAIR          | 28-Sep-21     | RF     | Chair referral delegated decision   |
| 21/02650/FUL   | 12 Walwyn CloseTwertonBathBath And North East SomersetBA2 1SX  | Change of Use from a 3 bedroom dwelling (Use Class C3) to a 4 bedroom House in Multiple Occupation (HMO) (Use Class C4).  | CHAIR          | 28-Sep-21     | PERMIT | Chair referral delegated decision   |
| 21/01841/FUL   | Europa House3 WellswayKeynshamBristolBath And North East SomersetBS31 1HS                                      | Demolition of front garden wall for driveway entrance and creation of vehicular access with dropped kerb.   | CHAIR          | 29-Sep-21     | PERMIT | Chair referral delegated decision   |
| 20/04067/FUL   | Waterworks CottageCharlcombe WayFairfield ParkBathBath And North East SomersetBA1 6JZ                          | Extension and alteration to existing Cottage and creation of two detached dwellings.  | COMMDCC        | 30-Jul-21     | RF     | Chair referral to committee. The officer and applicant have worked together during the application process to address the concerns and objections raised against this complex development. The final proposal is now largely policy compliant, but given the number of varied comments made by third parties and the judgement applied to assess planning balance against policy, I believe that this would benefit from open debate by the planning committee. |

|              |  |   |        |           |        |  |
|--------------|--|---|--------|-----------|--------|--|
| 21/02044/FUL | Crewcroft Barn<br>Hinton Hill<br>Hinton Charterhouse<br>Bath Bath And North East Somerset<br>BA2 8QT | Barn conversion and alterations to the original building to form straw bale passivhaus standard dwelling.   | COMMDC | 05-Jul-21 | PERMIT | Chair referral to committee. The original application submitted for this development was heard at committee. Although the additional information now offered up by the applicant has not been sufficient to change the officer's decision, as the committee's decision last time was very finely balanced and both the ward councillor and parish council remain supportive, I believe it would be consistent to bring this revised version back to committee for debate.  |
| 21/02166/FUL | Upper Flat<br>135 Wells Road<br>Lyncombe<br>Bath Bath And North East Somerset<br>BA2 3AN             | Change of Use of an upper 4 bedroom flat (Use Class C3) to 5 bedroom House in Multiple Occupation (HMO) (Use Class C4).   | COMMDC | 29-Jul-21 | PERMIT | Chair referral to committee. As this application would take the percentage of properties within 100m radius to over the 10% mark, I believe it should be debated by the planning committee.  |
| 21/02584/FUL | St Andrews<br>Old Lane<br>Farmborough<br>Bath Bath And North East Somerset<br>BA2 0BW                | Erection of ground floor extension, addition of new first floor and associated garage, including storage for refuse, recycling and bicycles.  | COMMDC | 27-Aug-21 | RF     | Chair referral to committee. I have read this application and note the comments from the parish council. Whilst many of the issues raised by the PC have been resolved by the officer and applicant during the course of the application process, this remains a controversial addition to the local street scene. This being so, I believe that it would benefit from public debate by the planning committee.  |
| 20/04949/FUL | 97-101 Walcot Street<br>City Centre<br>Bath Bath And North East Somerset<br>BA1 5BW                  | Conversion of existing warehouse to Use Class E, including installation of mezzanine floor and alterations to roof. Erection of attached building to create Use Class E on ground floor and Residential Use Class C3 on 1st and 2nd floors. | COMMDC | 27-Aug-21 | PERMIT | Chair referral to committee. I have read this application and reviewed all comments. As explained in the report, the officer has worked with the applicant to resolve some of the issues raised however, given the sensitive location of this development, and the proposed change of use, I believe it should be debated at committee.  |
| 21/02476/VAR | The Nest<br>7 Bladud Buildings<br>City Centre<br>Bath Bath And North East Somerset<br>BA1 5LS        | Variation of condition 5 of application 18/04797/FUL (Conversion of existing nightclub to a public house to include ventilation and extract equipment, detached bar kiosk, covered seating area and terrace seating area to rear)           | COMMDC | 27-Aug-21 | PERMIT | Chair referral to committee. I have reviewed this application and note the comments from both sides. Although there is a mechanism for noise complaints to be dealt with via the License, the condition was put in place in order that the impact of the planning consent could be reviewed for 12 months after the development had been done, which has not yet happened. This being so, and to allow all sides a voice, I believe that the application should be determined in public by the planning committee. |

|                 |   |   |        |           |        |   |
|-----------------|---|---|--------|-----------|--------|---|
| 21/02181/FUL    | Archway CottageBath RoadTunleyBathBath And North East SomersetBA2 ODP   | Erection of two storey side extension and demolition of existing converted garage (Resubmission).   | COMMDC | 26-Aug-21 | PERMIT | Chair referral to committee. Reading the Design Statement, I feel the applicants have done their best to achieve the optimum outcome regarding visual impact on the green belt, but, despite the internal space achieved by the extension being quite modest, this has resulted in a percentage increase in volume which exceeds the one third recommended in our policies. I also note that there are no objections and the applicants have support from 2 parish councils and their ward councillor. This being so, I feel it is appropriate to allow the planning committee to publicly debate this application. |
| 21/01646/FUL    | 3 Barrow ViewTimsbury RoadFarmboroughBathBath And North East SomersetBA2 0FB  | Erection of first floor side extension  | COMMDC | 29-Jul-21 | PERMIT | Chair referral to committee. The officer is quite rightly refusing this application because, in increasing the size of the original property to 56.7%, it goes against the rules for development in the green belt. However, there have been no 3rd party objections, the parish council supports the application and the proposed changes are otherwise considered to be acceptable, so as this is a matter of judgment about harm to the green belt, I think it would be worth allowing a public debate to take place at committee.   |
| 21/01200/OUT    | 2 Ellsbridge CloseKeynshamBristolBath And North East SomersetBS31 1TB   | Outline application (with all matters reserved) for the erection of 1no. detached house with a private driveway and 2 parking spaces on land to rear of 2 Ellsbridge Close.   | COMMDC | 27-Aug-21 | RF     | Clr Wait requested this Application to the B&NES Planning Committee   |
| 21/02424/FUL    | Orchard RiseSham Castle LaneBatwickBathBath And North East SomersetBA2 6JL  | Erection of single storey extension following demolition of garage.   | COMMDC | 29-Jul-21 | PERMIT | The applicant is a Councillor and in line with the adopted Scheme of Delegation, this application must be referred to Planning Committee.   |
| 21/01412/FUL    | Unregistered Unit 1-4Old Station YardAvon Mill LaneKeynshamBath And North East Somerset                             | Erection of 3no. acoustic barriers; permission to allow the filling of concrete mixing vehicles between 6:30am and 5:30pm (Monday-Friday) 8:00am-1:00pm Saturday and 7:30am-5:30pm (Bank Holidays); permission to allow other specified operations at the site  | COMMDC | 04-Aug-21 | RF     | The application is being considered at Planning Committee following a request from the Director - Development and Public Protection. It should be noted that objections were received to the application from Cllr Wait and Keynsham Town Council in regard to the proposal. They requested that the application be considered by Committee if the application was recommended for approval.  |
| 20/03166/FUL    | Regency Laundry ServiceLower Bristol RoadWestmorelandBathBath And North East SomersetBA2 3BX                        | 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.              | COMMDC | 23-Sep-21 | RF     | The application is subject to a viability assessment in respect of affordable housing and in accordance with the scheme of delegation is being reported to the Planning Committee.  |
| 20/04760/EFUL   | Former Bath Press PremisesLower Bristol RoadWestmorelandBathBath And North East Somerset                            | 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 sub | COMMDC | 24-Sep-21 | RF     | The application is subject to a viability assessment in respect of affordable housing and in accordance with the scheme of delegation is being reported to the Planning Committee.  |
| 21/01753/LBA    | Royal National Hospital For Rheumatic DiseasesUpper Borough WallsCity CentreBathBath And North East SomersetBA1 1RL | Internal and external alterations associated with proposed conversion to hotel (Use Class C1), external alterations to East Wing roof including removal of lift room and flue, demolition and replacement of roof top plant area and extension to existing pitc | COMMDC | 03-Aug-21 | CON    | This application has been called to committee by Councillor Furse due to the fact the application remains a significant application within the world heritage site and conservation area, it is of significant public interest and has generated a large number of objections.  |
| 20/02399/FUL    | 110 West AvenueOldfield ParkBathBath And North East SomersetBA2 3QB   | Development of 2 no. self contained flats on land adjacent to existing building.  | COMMDC | 27-Aug-21 | RF     | This application has been referred to Committee by Cllr Player. Cllr Craig has concluded that this application should be discussed at committee.  |
| 21/00435/EREG03 | Ministry Of Defence Storage And Distribution CentrePixash LaneKeynshamBristolBath And North East SomersetBS31 1TP   | Redevelopment and consolidation of existing depot site and adjacent land with associated staff parking and access and landscaping works to include the provision of the following: (i) a public re-use and recycling centre (RRC); (ii) material recovery facil | COMMDC | 30-Jul-21 | PERMIT | This application is reported to committee as the applicant is the Council, and it involves more than two properties. Therefore in line with the Scheme of Delegation, it must be referred to committee. The application has also been called to committee by Cllr Wait as he considers the committee should have an overview of the large scale development on the site.  |

|  |   |
|--|---|
| <b>Contact person</b>  | John Theobald, Project/Technical and Management Support Officer, Planning<br>01225 477519   |
| <b>Background papers</b>   | CLG General Development Management statistical returns PS1 and PS2 + Planning applications statistics on the DCLG website:<br><a href="https://www.gov.uk/government/statistical-data-sets/live-tables-on-planning-application-statistics">https://www.gov.uk/government/statistical-data-sets/live-tables-on-planning-application-statistics</a> |
| <b>Please contact the report author if you need to access this report in an alternative format</b> |   |