

**BATH AND NORTH EAST SOMERSET COUNCIL**

**Planning Committee**

**Date 15<sup>th</sup> December 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>
4	21/00889/FUL	The Wharf Greensbrook Clutton Bristol Bath And North East Somerset BS39 5PG

Placemaking Plan Policy H7 requires 19% of all new market housing to be provided to enhanced accessibility standards meeting the optional technical standard 4(2) in the Building Regulations Approved Document M. The 19% is based on a 'rounded up' figure. Therefore 3 of the 18 proposed dwellings must meet enhanced accessibility standards.

The report refers to plots 8, 12 and 13 being built to M4(2) standard. Following the submission of revised plans this should have been updated to 9, 11 and 12.

The associated condition should therefore read;

**Housing Accessibility (Compliance)**

The following dwellings hereby approved shall meet the optional technical standards 4(2) in the Building Regulations Approved Document M: Plots 9, 11 and 12.

Reason: To ensure that the optional technical standards for accessibility are met in accordance with policy H7 of the Bath and North East Somerset Council Placemaking Plan.

<b>Item No.</b>	<b>Application No.</b>	<b>Address</b>
5	21/03981/FUL	18 St Catherine's Close Bathwick Bath Bath And North East Somerset BA2 6BS

The proposed development is within the World Heritage Site, therefore consideration must be given to the effect the proposal might have on the setting of the World Heritage Site. In this instance, due to the size, location and appearance of the proposed development it is not considered that it will result in harm to the outstanding universal values of the wider World Heritage Site. The proposal accords with policy B4 of the adopted Core Strategy (2014) and Policy HE1 of the Placemaking Plan for Bath and North East Somerset (2017) and Part 16 of the NPPF.