

**BATH AND NORTH EAST SOMERSET COUNCIL**

**PLANNING COMMITTEE**

**21st September 2022**

**DECISIONS**

<b>Item No:</b>	01		
<b>Application No:</b>	22/00687/REG03		
<b>Site Location:</b>	Storage Yard Adjacent To Argyle Works, Lower Bristol Road, Westmoreland, Bath		
<b>Ward:</b>	Westmoreland	<b>Parish:</b>	N/A
		<b>LB Grade:</b>	N/A
<b>Application Type:</b>	Regulation 3 Application		
<b>Proposal:</b>	Erection of 8 no. affordable homes and associated works, following demolition of existing building.		
<b>Constraints:</b>	Article 4 HMO, Colerne Airfield Buffer, Agric Land Class 3b,4,5, Air Quality Management Area, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, British Waterways Major and EIA, Policy CP9 Affordable Housing Zones, Flood Zone 2, 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, River Avon and Kennet & Avon Canal, SSSI - Impact Risk Zones, Tree Preservation Order,		
<b>Applicant:</b>	B&NES Council		
<b>Expiry Date:</b>	30th September 2022		
<b>Case Officer:</b>	Isabel Daone		

**DECISION** Delegate to Permit subject to additional/amended conditions. Officers have also been asked to consider the feasibility and acceptability of EV cycle parking charging points and apply a condition if officers consider it is appropriate/if such a condition would meet the six tests for conditions in the NPPF.

<b>Item No:</b>	02		
<b>Application No:</b>	22/01753/FUL		
<b>Site Location:</b>	24 The Tynning, Widcombe, Bath, Bath And North East Somerset		
<b>Ward:</b> Widcombe And Lyncombe	<b>Parish:</b> N/A	<b>LB Grade:</b> N/A	
<b>Application Type:</b>	Full Application		
<b>Proposal:</b>	Erection of a single-storey rear extension, a first floor extension over garage, loft conversion with pitched rear dormer, replacement of windows and doors, widening of existing driveway.		
<b>Constraints:</b>	Article 4 Bath Demolition Wall, Article 4 Reg 7: Estate Agent, Article 4 HMO, Colerne Airfield Buffer, Agricultural Land Classification, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, Conservation Area, Policy CP9 Affordable Housing Zones, MOD Safeguarded Areas, Policy NE3 SNCI, Policy NE5 Ecological Networks, SSSI - Impact Risk Zones,		
<b>Applicant:</b>	Tim And Keren Elson		
<b>Expiry Date:</b>	19th July 2022		
<b>Case Officer:</b>	Angus Harris		

**DECISION**    Defer for site visit