

BATH AND NORTH EAST SOMERSET COUNCIL

PLANNING COMMITTEE

20th September 2023

DECISIONS

Item No:	01		
Application No:	23/00660/FUL		
Site Location:	Systopia Consulting Limited Proximity House, Pixash Business Centre, Pixash Lane, Keynsham		
Ward: Keynsham East	Parish: Keynsham Town Council	LB Grade: N/A	
Application Type:	Full Application		
Proposal:	Construction of 2no. industrial units (Use class B2, B8, E(g)) with associated parking, external yards, landscaping and services.		
Constraints:	Saltford Airfield 3km buffer, Agric Land Class 3b,4,5, Policy CP9 Affordable Housing, Policy ED2A Primary Industrial Estates, Ecological Networks Policy NE5, SSSI - Impact Risk Zones, Policy ST8 Safeguarded Airport & Aerodrome, Tree Preservation Order,		
Applicant:	Mr Chris Lyons		
Expiry Date:	20th April 2023		
Case Officer:	Ben Burke		

DECISION **deferred** for site visit and for further discussion/negotiations with applicant

Item No:	02		
Application No:	23/02945/TCA		
Site Location:	Orchard Cottage , Dovers Lane, Bathford, Bath		
Ward: Bathavon North	Parish: Bathford	LB Grade: N/A	
Application Type:	Tree Works Notification in Con Area		
Proposal:	T1-cypress, fell		
Constraints:	Conservation Area,		
Applicant:	Mrs Karen Godfrey		
Expiry Date:	19th September 2023		
Case Officer:	Jane Brewer		

DECISION NO OBJECTION

T1-cypress, fell

Section 206 of the Town and Country Planning Act 1990 states that:

'it shall be the duty of the owner of the land to plant another tree of an appropriate size and species at the same place as soon as he reasonably can'.

Please contact the Senior Arboricultural Officer if you wish to seek advice regarding replacement planting.

The proposed replacement of a Rowan is welcomed.

Guidance on tree planting and establishment can be found on the Arboricultural Associations website at <https://www.trees.org.uk/Help-Advice/Guide-to-Young-Tree-Establishment>

Deadwood plays a key role in ecosystem processes so the retention of standing dead trees where it is safe to do so and the retention of deadwood where practical is encouraged.