

BATH AND NORTH EAST SOMERSET COUNCIL

Development Control Committee

28 September 2011

**OBSERVATIONS RECEIVED SINCE THE PREPARATION OF THE MAIN
AGENDA**

ITEM 10

ITEMS FOR PLANNING PERMISSION

Item No	Application No	Address	Page No
01	11/02504/FUL	Oldfield School, Kelston Road, Newbridge, Bath	23

LANDSCAPE ARCHITECT COMMENTS (23/09/11) following updated Landscape and Visual Assessment (summarised):

- One of the key landscape considerations is the impact of the proposals on the A431 route as it enters the World Heritage Site. The importance of the views from the A431 to the site and the importance of the landscape character of the road corridor as a contributor to the values of the World Heritage Site have not been recognised in the above assessment.
- The significance of the green character of the school frontage which is part of the wider character of this approach into the World Heritage Site, has been underplayed and the effect of any new planting has been exaggerated. In reality what has been described as a 'wide landscape strip' is sufficient for only one tree deep for some of the school frontage as well as requiring loss of several existing trees at this location.
- While it is recognised that the existing pond is currently a valued feature, its retention does impact on achieving a solution which would enable the sports hall to fit physically and visually more effectively with the rest of the key school buildings. It also compromises the ability to provide a satisfactory landscape strip beside the road commensurate with the importance of the route.

CASE OFFICER COMMENTS:

As noted in the report, your officers' are of the opinion that the concerns raised do not warrant a refusal of the scheme subject to a number of appropriate conditions, these are already proposed to protect the trees that are to remain and for new planting within the site.

Item No	Application No	Address	Page No
03	07/02424/EOUT	Closed Polestar Purnell Factory Site, Paulton	53

This application has been withdrawn from the Agenda