

Application no	ADDRESS	PROPOSAL	Decision Level	Decision Date	Status	Notes
23/04121/PIP	WoodlandsStaunton LaneWhitchurchBristolBath And North East SomersetBS14 0QL	Permission in Principle Planning Application for the development of up to 3 dwellings and associated works.	CHAIR	23-Jan-24	PERMIT	Chair referral delegated decision
23/00549/FUL	Land Adjacent To Meadow BarnWick LanePensfordBristolBath And North East Somerset	Creation of a vehicular access onto an agricultural field with the erection of gates and fencing.	CHAIR	19-Jan-24	PERMIT	Chair referral delegated decision
23/04121/PIP	WoodlandsStaunton LaneWhitchurchBristolBath And North East SomersetBS14 0QL	Permission in Principle Planning Application for the development of up to 3 dwellings and associated works.	CHAIR	23-Jan-24	PERMIT	Chair referral delegated decision
23/04056/FUL	27 Poolemead RoadWhitewayBathBath And North East SomersetBA2 1QW	Change of use from 5 bedroom dwelling (Use Class C3) to 5 bedroom House in Multiple Occupation (HMO) (Use Class C4).	CHAIR	07-Feb-24	PERMIT	Chair referral delegated decision
23/04286/FUL	Aviemore FosseyWayWestfieldBath And North East SomersetBA3 4AU	Proposed residential development of 6no. new dwellings with garages and associated parking spaces with adapted highway access, and alteration of the existing dwelling at Aviemore (Resubmission)	CHAIR	22-Feb-24	PERMIT	Chair referral delegated decision
23/00537/FUL	14 Woodland GroveClaverton DownBathBath And North East SomersetBA2 7AT	Erection of first floor extension over existing single-storey accommodation with ground floor entrance lobby	COMMDC	14-Mar-24	RF	Chair referral to committee. I note the number of concerns and policy points raised by local residents. There is significant local interest in this application. I note that changes have been made by the applicant to address concerns. It is in the local public interest that the relevant policy issues are discussed and debated in public. The planning committee will wish to consider the design, the materials, the street scene, the amenity of neighbours, and all other relevant material considerations and to consider what planning conditions should apply if the application is approved.
22/05081/FUL	53 Rockliffe RoadBathwickBathBath And North East SomersetBA2 6QW	Erection of a three-bedroom dwelling with associated landscaping and car parking (Resubmission).	COMMDC	14-Mar-24	RF	Chair referral to committee. I note the number of objections, the description by the ward councillor that this application is controversial, and the convoluted planning history. This application should be determined at committee in the public domain. The committee will wish among other considerations to compare the current application with the refused application in 2020.

23/04756/FUL	109 Hurn Lane Keynsham Bath And North East Somerset BS31 1SG	Erection of single storey rear and front extensions and garage conversion	COMMDC	15-Feb-24	PERMIT	Chair referral to committee. I note the objections of Keynsham Town Council and the concerns raised by the ward councillor. The objections relate to the proposed front extension. The current layout of the semi-detached properties is: protruding garage/front door, lounge window, lounge window, protruding garage/door. There is an already an enclosed feel in a relatively narrow frontage. Although the proposed front extension is modest, the committee might wish to consider any effects on the amenity of the neighbours by loss of light and also whether the proposed extension fits in with the street scene. I wish this application to be discussed and determined at committee.
23/02448/FUL	Oval Estates (bath) Ltd The Oval Office Cobblers Way Westfield Radstock Bath And North East Somerset BA3 3BX	Conversion of office building into 9 apartments.	COMMDC	15-Feb-24	PERMIT	Chair referral to committee. The "call to committee" has been requested by a B&NES councillor. Although the councillor is a member of Westfield Parish Council which rents offices in this building, a planning application being determined by the committee is a neutral act in that the same policies are applied and that no outcome is pre-determined. I note policy 12 of the Westfield Neighbourhood Plan. It is of public interest for all relevant policies and planning history to be discussed and debated at committee and a decision reached in the public domain.
23/02731/FUL	1 Drake Avenue Combe Down Bath Bath And North East Somerset BA2 5NX	Change of use from dwelling (Use Class C3c) to House in Multiple Occupation (Use Class C4).	COMMDC	18-Jan-24	PERMIT	Chair referral to committee. The Avon and Somerset Constabulary has indicated a significantly high number of crimes and anti-social behaviour in the vicinity of the dwelling. The committee will wish to know to what extent, if any, these are directly related to the premises in the application and examine the statements from Environmental Protection and Housing Services that there have been no direct complaints regarding this property. Concerns about an increase in crime and ASB have also been raised by some objectors to this application. Safety and security are essential to sustainable communities. Crime prevention can be a material planning consideration. The committee will also want to consider if the planning conditions proposed are sufficient and appropriate for this application. I consider that it is in the public interest that this application is determined in public at committee.

qry_Analysis of Chair referral cases 1.1.24 - 31.3.24

22/01124/FUL	Former Purnell Factory North View Development Site Oxleaze Way Paulton Bristol Bath And North East Somerset	Residential development of 72 no. dwellings (Use Class C3); vehicular, pedestrian and cycle access from Oxleaze Way, pedestrian access from Caxton Close; landscaping and other associated ancillary works	COMMDC	23-Feb-24	PERMIT	The application was previously reported to Bath & North East Somerset Council Planning Committee on 8th February 2023 following receipt of objection and Committee referral by Paulton ward Councillor Liz Hardman. An objection has also been received from Paulton Parish Council.
23/04679/TCA	Sydney House Sydney Road Bathwick Bath Bath And North East Somerset	T1- Acer, Remove the Ivy clad stem. reduce the end weight of the remaining leaning stem, 1m at most from the ends of 7 branches.	COMMDC	18-Jan-24	NOOBJ	The notification is associated with a Councillor.