

**BATH AND NORTH EAST SOMERSET COUNCIL**  
**PLANNING COMMITTEE**  
**5th June 2024**  
**DECISIONS**

<b>Item No:</b>	01	
<b>Application No:</b>	22/03224/EFUL	
<b>Site Location:</b>	Former Gasworks, Windsor Bridge Road, Twerton, Bath	
<b>Ward:</b> Westmoreland	<b>Parish:</b> N/A	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application with an EIA attached	
<b>Proposal:</b>	Demolition of existing buildings and decontamination/remediation of the site to facilitate redevelopment for a residential-led mixed-use development, comprising residential dwellings (Class C3 Use) and provision of Class E floorspace (Class E(b) and (f) Uses), together with associated infrastructure, landscaping, and car and cycle parking, engineering works (on site and to associated areas) and access and works to the existing river wall, infrastructure and gasholder voids.	
<b>Constraints:</b>	Article 4 Bath Demolition Wall, Article 4 Reg 7: Estate Agent, Article 4 HMO, Agric Land Class 3b,4,5, Air Quality Management Area, Policy B1 Bath Enterprise Area, Policy B3 Bath Riverside Area, Policy B4 WHS - Indicative Extent, British Waterways Major and EIA, British Waterways Minor and Householders, Conservation Area, Contaminated Land, Contaminated Land, Policy CP9 Affordable Housing, District Heating Priority Area, Flood Zone 2, Flood Zone 3, HMO Stage 1 Test Area (Stage 2 Test Req), Policy LCR5 Safeguarded existg sport & R, LLFA - Flood Risk Management, MOD Safeguarded Areas, Policy NE1 Green Infrastructure Network, Policy NE2A Landscapes and the green set, Policy NE3 SNCI, Ecological Networks Policy NE5, Placemaking Plan Allocated Sites, River Avon and Kennet & Avon Canal, SSSI - Impact Risk Zones, Policy ST2 Sustainable Transport Routes,	
<b>Applicant:</b>	Berkeley Homes (Oxford & Chiltern) Ltd	
<b>Expiry Date:</b>	29th February 2024	
<b>Case Officer:</b>	Samantha Mason	

**DECISION** Officer Recommendation – Delegate to Permit, Subject to Section 106

<b>Item No:</b>	02
<b>Application No:</b>	24/01261/VAR
<b>Site Location:</b>	Bath Rugby Club, Bath Recreation Ground, Pulteney Mews, Bathwick
<b>Ward:</b> Bathwick	<b>Parish:</b> N/A <b>LB Grade:</b> N/A
<b>Application Type:</b>	Application for Variation of Condition
<b>Proposal:</b>	Variation of condition 2 of application 21/05530/VAR (Variation of condition 1 of application 20/00137/VAR (Variation of condition 1 of application 15/05237/FUL to allow the stands and related development to remain in situ for a further 2 years (until 30th May 2022) (Erection of temporary spectator stands along the north and eastern sides of the playing field; erection of hospitality boxes to either side of the retained south stand; erection of control box and screen/scoreboard between north and east stands including fence enclosure. Associated works and ancillary facilities comprising floodlighting, and toilets, food and bar facilities within temporary north and east stands (temporary application for period of up to four years)).
<b>Constraints:</b>	Article 4 Bath Demolition Wall, Article 4 Reg 7: Estate Agent, Article 4 HMO, Colerne Airfield Buffer, Agric Land Class 3b,4,5, Policy B2 Bath Central Area, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, Conservation Area, Contaminated Land, Policy CP9 Affordable Housing, Flood Zone 2, Flood Zone 3, LLFA - Flood Risk Management, MOD Safeguarded Areas, Policy NE1 Green Infrastructure Network, Policy NE2A Landscapes and the green set, Policy NE3 SNCI 200m Buffer, Ecological Networks Policy NE5, NRN Wetland Strategic Network Policy NE5, Placemaking Plan Allocated Sites, All Public Rights of Way Records, River Avon and Kennet & Avon Canal, SSSI - Impact Risk Zones,
<b>Applicant:</b>	Turley
<b>Expiry Date:</b>	5th July 2024
<b>Case Officer:</b>	Gary Collins

## DECISION PERMIT

### 1 Temporary Planning Permission (Compliance)

This permission shall expire on 30th May 2025 after which the temporary seating and other structures hereby approved shall be removed from the site and the land/premises reinstated on or before that date in accordance with a scheme of work to be submitted to and approved in writing by the Local Planning Authority prior to the expiry date.

Reason: The proposed development is of a design and construction that the Council will permit only for a limited period to allow for a permanent solution for the future of the Recreation Ground to be resolved.

### 2 East Stand (Compliance)

The construction of the temporary East Stand seating and associated facilities including access stairs shall not commence more than 4 weeks before the first Home game of each rugby Premiership season. With the exception of summer 2024, the East Stand shall not be used for more than 39 weeks from the date it is first brought into use each season and the East Stand structures and associated facilities including access stairs shall be entirely removed from the site not later than 3 weeks after the last Home game of the rugby Premiership season.

Reason: In the interests of the use, character and appearance of the site as recreational open space within the Conservation Area and World Heritage Site and the setting of listed buildings.

### **3 Reinstatement (Bespoke Trigger)**

The reinstatement scheme for the grass underneath the East Stand shall be implemented in accordance with the details approved under application references 16/02012/COND. The reinstatement scheme shall be implemented as approved within 7 days of the Stand being removed pursuant to Condition 2.

Reason: In order to ensure that the land under the area covered by the stand is capable of being reinstated to an appropriate condition in order to ensure the continued use of the Recreation Ground for all of its users and in the interests of the character and appearance of this part of the Conservation Area and the World Heritage Site.

### **4 North and East Stand (Compliance)**

The North and East Stand hereby approved shall only be used with the green double layered screen fabric in place on the rear of the stand.

Reason: In the interests of the character and appearance of this part of the Conservation Area and the World Heritage Site.

### **5 Seat Colour (Compliance)**

Only green coloured seating shall be installed in the temporary Stands hereby approved.

Reason: In the interests of the character and appearance of this part of the Conservation Area and the World Heritage Site.

### **6 Construction Method Statement (Compliance)**

Construction work associated with the erection and dismantling of the temporary Stands shall be in accordance with the submitted Construction Method Statement (Revision 03 December 2015). Works will only be carried out between the hours of 8am to 6pm Monday to Friday and 8am to 1pm on Saturday with no works undertaken on Sundays or Bank Holidays. No noisy operations shall take place other than between the hours of 8am and 4pm Monday to Friday and 8am to 1pm on Saturday and not on Sundays or on Bank Holidays.

Reason: In order to protect the amenity of adjoining properties and ensure that site access and management arrangements are satisfactory.

### **7 Flood Risk Measures (Compliance)**

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) by Black and Veatch, subsequent letter dated 12 January 2016, accompanying 'Bath Rugby 100T Crane Access' note dated 08 January 2016 and in particular the following mitigation measures:

- Access shall be provided to the Environment Agency for a crane (up to 100T) to access Pulteney Radial Gate through the recreation ground in an emergency.
- Ground levels and structures allowing the flow of flood water between the river and the ground are to remain unchanged.
- There are no structures or changes to ground levels between the river and the Recreation ground.

Reason: To ensure unimpeded access for the Environment Agency to the Pulteney Gate structure in the event of an emergency, to allow flood water to be stored and thereby ensuring flood risk downstream is not increased, to maintain conveyance flows next to the river during a flood.

### **8 Travel Plan (Compliance)**

The development hereby permitted shall be occupied only in accordance with the submitted Travel Plan dated August 2014, the measures set out in correspondence from IMA Transport Planning dated 25 January 2016 or such other measures submitted to and approved in writing by the Local Planning Authority arising from the implementation of the Travel Plan.

Reason: In the interests of promoting the take up of sustainable transport methods and to minimise impacts on the highway network.

### **9 Clarification of Permission (Compliance)**

This permission relates only to the East Stand, North Stand, South Stand hospitality boxes, Control Room and TV Screen as shown on the submitted drawings and does not convey consent for any other development including any flags/advertising.

Reason: In order to clarify the terms of the permission.

### **10 Scoreboard (Compliance)**

The screen/scoreboard hereby permitted shall only be operated on Home rugby Premiership match days. The screen/scoreboard shall be operated for a maximum of two hours before or after a rugby Premiership Home game and no later than 10-00pm.

Reason: To safeguard the amenities of nearby residents and in the interests of safeguarding the character and appearance of this part of the Conservation Area and the World Heritage Site.

### **11 TV Screen (Compliance)**

The treatment of the rear of the TV screen shall be in accordance with the details approved under application reference 16/02012/COND.

The works shall be completed as approved prior to the first Home game of the rugby Premiership 2016/17 season.

Reason: To protect the amenities of nearby residents and in the interests of safeguarding the character and appearance of this part of the Conservation Area and the World Heritage Site.

### **12 Plans List (Compliance)**

The development/works hereby permitted shall only be implemented in accordance with the plans as set out in the plans list below.

Reason: To define the terms and extent of the permission.

### **PLANS LIST:**

15.1646.PL101, PL102, PL107, PL108, PL109, PL110, PL111, PL112, PL113, PL114, PL116, PL117, PL118, PL119

### **Condition Categories**

The heading of each condition gives an indication of the type of condition and what is required by it. There are 4 broad categories:

Compliance - The condition specifies matters to which you must comply. These conditions do not require the submission of additional details and do not need to be discharged.

Pre-commencement - The condition requires the submission and approval of further information, drawings or details before any work begins on the approved development. The condition will list any specific works which are exempted from this restriction, e.g. ground investigations, remediation works, etc.

Pre-occupation - The condition requires the submission and approval of further information, drawings or details before occupation of all or part of the approved development.

Bespoke Trigger - The condition contains a bespoke trigger which requires the submission and approval of further information, drawings or details before a specific action occurs.

Please note all conditions should be read fully as these headings are intended as a guide only.

Where approval of further information is required you will need to submit an application to Discharge Conditions and pay the relevant fee via the Planning Portal at [www.planningportal.co.uk](http://www.planningportal.co.uk) or post to Planning Services, Lewis House, Manvers Street, Bath, BA1 1JG.

### **Permit/Consent Decision Making Statement**

In determining this application the Local Planning Authority considers it has complied with the aims of paragraph 38 of the National Planning Policy Framework.

### **Responding to Climate Change (Informative):**

The council is committed to responding to climate change. You are advised to consider sustainable construction when undertaking the approved development and consider using measures aimed at minimising carbon emissions and impacts on climate change.

<b>Item No:</b>	03
<b>Application No:</b>	24/00662/FUL
<b>Site Location:</b>	26 - 28 Orchard Vale, Midsomer Norton, Bath And North East Somerset,
<b>Ward:</b>	Midsomer Norton Redfield
<b>Parish:</b>	Midsomer Norton
<b>LB Grade:</b>	N/A
<b>Application Type:</b>	Full Application
<b>Proposal:</b>	Demolition of no. 26 and 28 Orchard Vale and development of 54 new homes with open space, landscaping and all associated infrastructure (Cross Boundary Application with Somerset).
<b>Constraints:</b>	Agric Land Class 1,2,3a, Agric Land Class 3b,4,5, Coal - Standing Advice Area, Policy CP9 Affordable Housing, Housing Development Boundary, Policy LCR5 Safeguarded existg sport & R, LLFA - Flood Risk Management, Policy M1 Minerals Safeguarding Area, SSSI - Impact Risk Zones,
<b>Applicant:</b>	Curo Enterprise Ltd
<b>Expiry Date:</b>	31st July 2024
<b>Case Officer:</b>	Isabel Daone

## DECISION REFUSE

1 The principle of residential development in this location will worsen the imbalance between employment and housing within the Somer Valley. Whilst the main housing development is proposed within Somerset, the provision of an access within B&NES will enable and facilitate the housing development. The development is therefore considered to be contrary to policy DW1 of the Bath and North East Somerset Local Plan Partial Update and policy SV1 of the Bath and North East Somerset Placemaking Plan.

## PLANS LIST:

This decision relates to the following plans:

0768-C-P-0300 D - DRAINAGE STRATEGY SHEET 1  
0768-C-P-0301 D - DRAINAGE STRATEGY SHEET 2  
0768-C-P-0302 D - DRAINAGE STRATEGY SHEET 3  
0768-C-P-0305 D - DRAINAGE AREAS PLAN  
0768-C-P-0330 E - ENGINEERING LEVELS SHEET 1  
0768-C-P-0331 E - ENGINEERING LEVELS SHEET 2  
0768-C-P-0332 E - ENGINEERING LEVELS SHEET 3  
0768-C-P-0340 D - HIGHWAY ADOPTION PLAN  
0768-C-P-0350 D - HIGHWAY MATERIALS LAYOUT  
0768-C-P-0370 D - VEHICULAR TRACKING  
0768-C-P-0381 B - DRAINAGE CONSTRUCTION DETAILS SHEET 1  
0768-C-P-0382 A - DRAINAGE CONSTRUCTION DETAILS SHEET 2  
0768-C-P-0390 B - FOUL MANHOLE SCHEDULE  
0768-C-P-0391 B - STORM MANHOLE SCHEDULE  
0768-P-D-0360 B - ROAD & DRAINAGE LONGITUDINAL SECTIONS SHEET 1

0768-P-D-0361 B - ROAD & DRAINAGE LONGITUDINAL SECTIONS SHEET 1  
1652-001 K - PROPOSED SITE ACCESS ARRANGEMENT OPTION A  
1652-SPA-001 F - PROPOSED SITE ACCESS SWEEP PATH ANALYSIS  
3063-5-2 DR-5000 S4-P6 - LANDSCAPE MASTERPLAN  
3063-5-2 DR-5100 S4-P6; 3063-5-2 DR-5101 S4-P6; 3063-5-2 DR-5102 S4-P6; 3063-5-2  
DR-5103 S4-P6 - SOFTWARE PROPOSALS (SHEETS 1-4)  
3063-5-2 DR-5104 S4-P6 - HARD SURFACE, FURNITURE AND PLAY PROPOSALS  
PL-03 REV N - Planning Layout  
PL-04.REV C - Materials Layout  
PL-04.1 REV B - Boundary Treatments  
35197 PL-05 REV C - ADOPTION LAYOUT  
PL-06 C - Storey Heights Layout  
PL-07C - Refuse Strategy Layout  
35197 SE-01A - Site Sections  
35197 SS-01A - Street Scenes  
A125/12033/1A REV C; A125/12033/1B REV C - TOPOGRAPHICAL SURVEY  
D14 437 02 P4 REV D - Tree Protection Plan  
HT-APT-01A - Apartment 1 Housetype Elevations - plots 13-18  
HT-APT-02A - Apartment 1 Housetype Floorplans - plots 13-18  
HT-APT-03A - Apartment 2 Housetype Elevations - plots 46-51  
HT-APT-04A - Apartment 2 Housetype Floorplans - plots 46-51  
HT-ASHS-01 - Housetype - Ashton Side - plots 23, 33, 35, 43  
HT-AVE-01 - Housetype - Avebury 1 - plots 24, 45, 52  
HT-AVE-02 - Housetype - Avebury 2 - plot 27  
HT-AVE-CT01 - Housetype - Avebury Corner Turner 1 - plot 12  
HT-AVE-CT02 - Housetype - Avebury Corner Turner 2 - plot 28  
HT-AVE-CT03 - Housetype - Avebury Corner Turner 3 - plots 41, 54  
HT-BECK-01A - Housetype - Beckford - plots 3, 4  
HT-BECK-02 - Housetype - Beckford Special - plot 2  
HT-BIN&CYC-01 - BIN & CYCLE STORE  
HT-CLIF-01 - Housetype - Clifton - plots 34, 37, 44  
HT-COT-01A - Housetype - Cotswold - plots 6, 7  
HT-GAR-01 - Garages  
HT-KEN-01 - Housetype - Kensington 1 - plot 1 (within BANES)  
HT-KEN-02 - Housetype - Kensington 2 - plot 8 (within Somerset, nomination rights to  
BANES)  
HT-PEN-01 - Housetype - Pensford - plots 20, 31, 32, 36, 38, 39  
HT-PUL-01 - Housetype - Pultney - plot 5  
HT-THO-01 - Housetype - Thomas - plots 25, 26, 29, 30  
HT-WTBG-01 - Housetype - Westonbirt Gable Fronted - plots 9, 10, 11, 19, 21  
HT-WTBG-02 - Housetype - Westonbirt Eaves Fronted - plots 40, 53  
OVCURO001- EXISTING ELEVATIONS - 26-28 Orchard Vale Page 97  
OVCURO002 - EXISTING FLOOR PLANS - 26-28 Orchard Vale  
OVCURO003 - EXISTING FLOOR PLANS AND ELEVATIONS - 26-28 Orchard Vale  
PL-01 - Site Location Plan  
PL-01.2 - Site Location Plan Mendip  
PL-01.1 - Site Location Plan BANES  
HT-ASHF-01 - Housetype - Ashton Front - plots 22, 42  
D14 437 02 03 Arboricultural Method Statement  
DR-5104-P6 - HARD SURFACE, FURNITURE & PLAY PROPOSALS



In determining this application the Local Planning Authority considers it has complied with the aims of paragraph 38 of the National Planning Policy Framework. Having regard to the need to avoid unnecessary delay the Local Planning Authority moved forward and issued its decision. In considering whether to prepare a further application the applicant's attention is drawn to the Committee discussion.

### **Community Infrastructure Levy**

You are advised that as of 6 April 2015, the Bath & North East Somerset Community Infrastructure Levy (CIL) Charging Schedule came into effect. Whilst the above application has been refused by the Local Planning Authority please note that CIL applies to all relevant planning permissions granted on or after this date. Thus any successful appeal against this decision may become subject to CIL. Full details are available on the Council's website [www.bathnes.gov.uk/cil](http://www.bathnes.gov.uk/cil)

<b>Item No:</b>	04
<b>Application No:</b>	23/03510/FUL
<b>Site Location:</b>	Odd Down Sports Pavilion , Chelwood Drive, Odd Down, Bath
<b>Ward:</b> Odd Down	<b>Parish:</b> N/A <b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application
<b>Proposal:</b>	Erection of extension, addition of 4no. padel tennis courts and replacement of existing floodlights to LED-based lights
<b>Constraints:</b>	Article 4 Bath Demolition Wall, Article 4 Reg 7: Estate Agent, Article 4 HMO, Colerne Airfield Buffer, Agric Land Class 3b,4,5, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, Conservation Area, Policy CP9 Affordable Housing, Policy LCR5 Safeguarded existg sport & R, MOD Safeguarded Areas, Policy NE2A Landscapes and the green set, Policy NE3 SNCI 200m Buffer, SSSI - Impact Risk Zones,
<b>Applicant:</b>	GLL
<b>Expiry Date:</b>	28th June 2024
<b>Case Officer:</b>	Isabel Daone

## **DECISION REFUSE**

### **1 Residential amenity - noise**

There is insufficient information contained within the noise impact assessment to sufficiently conclude that the padel tennis courts will not result in a significant noise impact to the neighbouring occupiers, particularly 301 and 303 Bloomfield Road. The development is therefore contrary to policy D6 of the Bath and North East Somerset Placemaking Plan.

### **2 Design, Character and Heritage**

The proposed padel tennis courts, by reason of their siting, design, height and scale, are incongruous to the character of the locality and the setting of the nearby Conservation Area, and to a lesser extent the City of Bath World Heritage Site. The level of harm to the setting of the Conservation Area and City of Bath World Heritage Site is less than substantial. It is not considered that the public benefits of the scheme are sufficient to outweigh the harm to the heritage assets. As such, the development is contrary to policies D1, D2 and HE1 of the Bath and North East Somerset Placemaking Plan, policy D5 of the Bath and North East Somerset Local Plan Partial Update and part 16 of the National Planning Policy Framework.

### **PLANS LIST:**

This decision relates to the following plans:

- 2002 P04 Proposed Elevations 19th September 2023
- 0008 P01 Padel Tennis Courts Plan 9th May 2024
- 0005 P07 Site Location 25th March 2024
- 1001 P02 Proposed Section S01 19th September 2023

0004 P12 Proposed Site Plan 25th March 2024  
0002 P06 Proposed Floor Plan 25th March 2024  
2004 P08 Long Elevations 25th March 2024  
2005 P11 Padel Tennis Courts 25th March 2024  
23144-101 P04 Proposed Drainage Layout 14th March 2024

In determining this application the Local Planning Authority considers it has complied with the aims of paragraph 38 of the National Planning Policy Framework. Having regard to the need to avoid unnecessary delay the Local Planning Authority moved forward and issued its decision. In considering whether to prepare a further application the applicant's attention is drawn to the Committee discussion/negotiation.

### **Community Infrastructure Levy**

You are advised that as of 6 April 2015, the Bath & North East Somerset Community Infrastructure Levy (CIL) Charging Schedule came into effect. Whilst the above application has been refused by the Local Planning Authority please note that CIL applies to all relevant planning permissions granted on or after this date. Thus any successful appeal against this decision may become subject to CIL. Full details are available on the Council's website [www.bathnes.gov.uk/cil](http://www.bathnes.gov.uk/cil)

<b>Item No:</b>	05
<b>Application No:</b>	23/04747/FUL
<b>Site Location:</b>	Lower Shockerwick Farm , Shockerwick Farm Lane, Bathford, Bath
<b>Ward:</b> Bathavon North	<b>Parish:</b> Bathford <b>LB Grade:</b> II
<b>Application Type:</b>	Full Application
<b>Proposal:</b>	Change of use of farmhouse and garage Use Class C3 to residential agritherapy centre (Use Class C2). Farmhouse as weekend holiday let. Erection of extension to farmhouse and internal alterations. Internal alterations to The Stable remaining as a single use dwelling. Conversion of garage into a staff office. Replace existing windows. External works and creation of car park.
<b>Constraints:</b>	Colerne Airfield Buffer, Agricultural Land Classification, Policy B4 WHS - Indicative Extent, Policy CP3 Solar and Wind Landscape Pote, Policy CP8 Green Belt, Policy CP9 Affordable Housing, Listed Building, LLFA - Flood Risk Management, MOD Safeguarded Areas, Policy NE1 Green Infrastructure Network, Policy NE2 AONB, Ecological Networks Policy NE5, Strategic Nature Areas Policy NE5, Policy ST1 Promoting sustainable travel, Policy ST8 Safeguarded Airport & Aerodro,
<b>Applicant:</b>	Mr Jamie Feilden
<b>Expiry Date:</b>	15th March 2024
<b>Case Officer:</b>	Christine Moorfield

**DECISION** Overturn – Delegate to Permit, Subject to Conditions

<b>Item No:</b>	06
<b>Application No:</b>	23/04748/LBA
<b>Site Location:</b>	Lower Shockerwick Farm , Shockerwick Farm Lane, Bathford, Bath
<b>Ward:</b> Bathavon North	<b>Parish:</b> Bathford <b>LB Grade:</b> II
<b>Application Type:</b>	Listed Building Consent (Alts/exts)
<b>Proposal:</b>	Change of use of farmhouse and garage Use Class C3 to residential agritherapy centre (Use Class C2). Farmhouse as weekend holiday let. Erection of extension to farmhouse and internal alterations. Internal alterations to The Stable remaining as a single use dwelling. Conversion of garage into a staff office. Replace existing windows. External works and creation of car park.
<b>Constraints:</b>	Colerne Airfield Buffer, Agricultural Land Classification, Policy B4 WHS - Indicative Extent, Policy CP3 Solar and Wind Landscape Pote, Policy CP8 Green Belt, Policy CP9 Affordable Housing, Listed Building, LLFA - Flood Risk Management, MOD Safeguarded Areas, Policy NE1 Green Infrastructure Network, Policy NE2 AONB, Ecological Networks Policy NE5, Strategic Nature Areas Policy NE5, SSSI - Impact Risk Zones, Policy ST8 Safeguarded Airport & Aerodro,
<b>Applicant:</b>	Mr Jamie Feilden
<b>Expiry Date:</b>	15th March 2024
<b>Case Officer:</b>	Christine Moorfield

**DECISION** Overturn – Delegate to Consent, Subject to Conditions

<b>Item No:</b>	07
<b>Application No:</b>	23/04001/OUT
<b>Site Location:</b>	Corner Cottage , Frog Lane, Ubley, Bristol
<b>Ward:</b> Chew Valley	<b>Parish:</b> Ubley <b>LB Grade:</b> N/A
<b>Application Type:</b>	Outline Application
<b>Proposal:</b>	Erection of a new dwelling in the garden of Corner Cottage (BS40 6PW), formation of garden areas within the development site and the construction of a new vehicle parking area for Corner Cottage (Outline Application with All Matters Reserved).
<b>Constraints:</b>	Bristol Airport Safeguarding, Agric Land Class 1,2,3a, Policy CP3 Solar and Wind Landscape Pote, Policy CP9 Affordable Housing, Housing Development Boundary, Policy NE2 AONB, Neighbourhood Plan, SSSI - Impact Risk Zones, Policy ST8 Safeguarded Airport & Aerodro,
<b>Applicant:</b>	Mr & Mrs Thomas Gay
<b>Expiry Date:</b>	16th February 2024
<b>Case Officer:</b>	Danielle Milsom

**DECISION** Officer Recommendation – Delegate to Permit, Subject to Section 106

<b>Item No:</b>	08
<b>Application No:</b>	24/00360/FUL
<b>Site Location:</b>	Staddle Stones , 5 Saltford Court, Saltford, Bath And North East Somerset
<b>Ward:</b> Saltford	<b>Parish:</b> Saltford <b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application
<b>Proposal:</b>	Erection of two storey side extension, new front gable facade, first floor rear balcony and associated works.
<b>Constraints:</b>	Colerne Airfield Buffer, Saltford Airfield 3km buffer, Agric Land Class 3b,4,5, Conservation Area, Policy CP3 Solar and Wind Landscape Pote, Policy CP8 Green Belt, Policy CP9 Affordable Housing, Housing Development Boundary, LLFA - Flood Risk Management, MOD Safeguarded Areas, Policy NE2A Landscapes and the green set, SSSI - Impact Risk Zones,
<b>Applicant:</b>	Mr/s Selwood
<b>Expiry Date:</b>	26th March 2024
<b>Case Officer:</b>	Ed Allsop

**DECISION**    Defer for site visit - to allow Members to understand the context of the site

<b>Item No:</b>	09
<b>Application No:</b>	24/01330/TCA
<b>Site Location:</b>	Audley House , Park Gardens, Lower Weston, Bath
<b>Ward:</b> Weston	<b>Parish:</b> N/A <b>LB Grade:</b> II
<b>Application Type:</b>	Tree Works Notification in Con Area
<b>Proposal:</b>	T1 - Sequoia - Section fell Co-Dominant stem growing from base of Redwood tree.
	T2 - Cedar - Tip reduce limb which reaches over garden to N and has a poor union with main trunk, by up to 1.5m, to reduce end weight whilst retaining a natural shaped crown.
	Tip reduce 1 branch which reaches over Magnolia tree by up to 1.5m, to reduce end weight, sail area and blend canopy into a natural shape following tip reduction to North
<b>Constraints:</b>	Conservation Area,
<b>Applicant:</b>	Hodge
<b>Expiry Date:</b>	23rd May 2024
<b>Case Officer:</b>	Jane Brewer

**DECISION** NO OBJECTION