

Application no	ADDRESS	PROPOSAL	Decision Level	Decision Date	Status	Notes
24/00662/FUL	26 - 28 Orchard Vale Midsomer Norton Bath And North East Somerset	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).	COMMDCC	06-Jun-24	RF	As a result of objections/call in requests received from Local Ward Councillors and Town/Parish Councils and in accordance with the Planning Scheme of Delegation, the application was referred to the Chair and Vice Chair of the Planning Committee.
22/04221/FUL	The Cottage Middle Street East Harptree Bristol Bath And North East Somerset BS40 6AZ	Extension and conversion of existing garage to summerhouse and home office.	CHAIR	03-Apr-24	PERMIT	Chair referral delegated decision
22/03798/FUL	The Cottage Middle Street East Harptree Bristol Bath And North East Somerset BS40 6AZ	Two-storey rear extension. Demolition of existing car port and replacement with single storey side extension. Window position and size variations to existing dwelling. Widening of access with the creation of 3 parking spaces and turning area.	CHAIR	03-Apr-24	PERMIT	Chair referral delegated decision
24/00625/VAR	Storage Yard Adjacent To Argyle Works Lower Bristol Road Westmoreland Bath Bath And North East Somerset BA2 3DB	Variation of conditions 8 (Landscape Design Proposals (Bespoke Trigger)), 11 (Boundary Treatment Submission of Schedule and Samples (Bespoke Trigger)), and 23 (Plans List) of application 23/03909/VAR ((Variation of conditions 21 (Parking (Compliance)) and	CHAIR	11-Apr-24	PERMIT	Chair referral delegated decision
23/04648/FUL	2 Stanley Hill Cottages Ashes Lane Freshford Bath Bath And North East Somerset BA2 7US	Erection of a two storey extension, creation of a new front door entrance, timber cladding over extant cement render, new triple glazed windows, air source heat pump and the replacement of the tarmac parking area with biodiverse lawn.	CHAIR	29-Apr-24	PERMIT	Chair referral delegated decision
23/04311/VAR	Stockwood Vale Golf Club Stockwood Lane Keynsham Bath And North East Somerset BS31 2ER	Variation of conditions 5 (Detail lighting design) and 7 (hours of light operation) of application 96/02434/FUL (Lighting and external works and landscaping to driving range as amplified by letters and information received 10th March, 21st August and 5th	CHAIR	02-May-24	PERMIT	Chair referral delegated decision
22/04609/FUL	Harptree Court Whitecross Road East Harptree Bristol Bath And North East Somerset BS40 6AA	Installation of ground based solar PVs within the grounds of Harptree Court	CHAIR	10-May-24	PERMIT	Chair referral delegated decision

24/00543/FUL	56 Bloomfield RiseBloomfieldBathBath And North East SomersetBA2 2BL	Change of use of residential 4 bedroom house (Class C3) to a 5 bedroom HMO (Class C4).	CHAIR	17-May-24	PERMIT	Chair referral delegated decision
24/00718/FUL	30 Shaftesbury RoadOldfield ParkBathBath And North East SomersetBA2 3LJ	Creation of a fully accessible cafe space; the proposal includes an extension to the rear of the property to support and host community events and meetings. Conversion of existing upper floor of retail space into a 2-person single bedroom apartment.	CHAIR	23-May-24	PERMIT	Chair referral delegated decision
23/04747/FUL	Lower Shockerwick Farm Shockerwick Farm LaneBathfordBathBath And North East SomersetBA1 7LL	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	COMMDC	06-Jun-24	PERMIT	Chair referral to committee. I have discussed these associated applications with the Vice-Chair. We are in agreement that these should be referred to the planning committee for final determination. We note the arguments put forward by the two ward councillors, and note the reason given by the officer for the recommendation to refuse these applications. The committee would wish to weigh harms against any benefits and planning gains in these unusual applications.
23/04748/LBA	Lower Shockerwick Farm Shockerwick Farm LaneBathfordBathBath And North East SomersetBA1 7LL	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	COMMDC	06-Jun-24	CON	Chair referral to committee. I have discussed these associated applications with the Vice-Chair. We are in agreement that these should be referred to the planning committee for final determination. We note the arguments put forward by the two ward councillors, and note the reason given by the officer for the recommendation to refuse these applications. The committee would wish to weigh harms against any benefits and planning gains in these unusual applications.
23/04380/FUL	1 Bath RoadPeasedown St JohnBathBath And North East SomersetBA2 8DX	Change of use of land to residential curtilage and erection of a 3 bed dwelling and associated garaging, bike and bin store	COMMDC	09-May-24	PERMIT	Chair referral to committee. I note the concerns listed by Peasedown St John Parish Council and some members of the local community. I consider it in the public interest that this proposal is considered and debated in the public domain. A number of planning considerations require explanation and clarification. The committee may wish to carefully examine the case presented by the officer. Issues include some land not in the ownership of the applicant, access, parking and turning, and the future and well-being of the badger sett.

23/04499/FUL	88 Whiteway RoadWhitewayBathBath And North East SomersetBA2 2RH	Demolition of exiting dwelling and erection of 2 no. semi-detached, 3 no. bedroom dwellings (use class C3).	COMMDC	11-Apr-24	PERMIT	Chair referral to committee. I note the concerns of a ward councillor and the comments of the committee Vice-Chair. The proposal is a significant change and entails an intensification of development on this site. Notwithstanding the positive features of this proposal, I believe that it would be in the public interest for this application to be discussed and determined by the committee.
22/02169/EOUT	Parcel 4234Combe Hay LaneCombe HayBathBath And North East Somerset	(i) Outline application for Phases 3 and 4 for up to 290 dwellings; landscaping; drainage; open space; allotments; footpaths and emergency access; all matters reserved, except access from Combe Hay Lane via the approved Phase 1 spine road (details of inte	COMMDC	12-Apr-24	RF	Chair referral to committee. I note the number of objections from individuals, organizations, and local Parish Councils. This application is of considerable public interest and is best determined at committee in the public domain where all relevant material considerations, planning arguments, and debate can be heard by the wider public.
23/03554/FUL	Greenways Stoneage LaneTunleyBathBath And North East SomersetBA2 0DS	Erection of 1no. 2 storey dwelling to replace existing bungalow.	COMMDC	11-Apr-24	PERMIT	Chair referral to committee. I note the support for this application from Dunkerton and Tunley Parish Council and the detailed policy arguments put forward by the Parish Council. I also note support expressed by neighbours. I also note that there is a fall-back option. The committee may wish to examine the comparison between the fall-back option and the proposed scheme. The committee may wish to consider whether exceptional circumstances can possibly be demonstrated in this application. The volume increase is significant and that is a clear harm. I believe that there would be benefit in all the relevant policy arguments being heard and debated by the committee in public.
23/04190/REG03	Land To Rear Of Danes CourtDane's LaneKeynshamBath And North East Somerset	Erection of 10 No. affordable apartments (Class C3) and associated access, drainage and landscaping works	COMMDC	09-May-24	PERMIT	Chair referral to committee. The applicant is B&NES Council. This application is "non-trivial" and under our rules must be determined at committee in public. This is in the interest of transparency and public confidence in the application process.
23/03510/FUL	Odd Down Sports Pavilion Chelwood DriveOdd DownBathBath And North East SomersetBA2 2PR	Erection of extension, addition of 4no. padel tennis courts and replacement of existing floodlights to LED-based lights	COMMDC	06-Jun-24	RF	Chair referral to committee. This is an existing sport ground but the creation of a new sporting facility has generated significant public interest. Whilst the level of objections and support is no justification for automatically referring an application to committee, it is considered that it will be in the public interest for the Committee to understand more about the facility and the planning balance of its potential impacts and consider this.
24/01261/VAR	Bath Rugby ClubBath Recreation GroundPulteney MewsBathwickBathBath And North East SomersetBA2 4DS	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 30t	COMMDC	06-Jun-24	PERMIT	Councillor Simon has requested that this application is heard by the planning committee and in line with the scheme of delegation, the application has been referred to the chair of the Planning Committee.

qry_Analysis of Chair referral cases 1.4.24 - 30.6.24

23/03610/FUL	9 Van Diemen's Lane Lansdown Bath And North East Somerset BA1 5TW	Revised gabion walls to the East boundary and revised levels to the lawns in this position. (Retrospective)	COMMDC	11-Apr-24	RF	In accordance with the Council's Planning Scheme of Delegation, this application was called to Planning Committee by the Head of Planning.
24/00196/LBA	31 James Street West City Centre Bath And North East Somerset BA1 2BT	Replacement lead gutter, roofing felt and battens. Re-use existing slate and ridge tiles (with any shortfall made up to match)	COMMDC	11-Apr-24	CON	The application is being reported to DMC because although the trustees are responsible for the proposed work, one of the trustees, Paul Roper, is also an elected Member. The works are also for the offices of a political party. The building is owned by the trustees for the Bath & NES Liberal Democrats.
24/01330/TCA	Audley House Park Gardens Lower Weston Bath And North East Somerset BA1 2XP	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.	COMMDC	06-Jun-24	NOOBJ	The notification is associated with a Councillor
24/00163/FUL	19 Alexandra Road Lyncombe Bath And North East Somerset BA2 4PW	Erection of rear side return infill extension and loft conversion, including the addition of external insulated render to the rear elevation.	COMMDC	14-May-24	PERMIT	This application was called in to committee by Councillors Alison Born and Deborah Collins. As planning officers wanted to refuse the application, contrary to how the councillors felt the application should be determined, the application was referred to the Chair and Vice Chair who decided it was in the public's interest for the application to be determined at committee.