

Application no	ADDRESS	PROPOSAL	Decision Level	Decision Date	Status	Notes
23/04613/LBA	10 Berkeley PlaceWalcotBathBath And North East SomersetBA1 5JH	Internal and external alterations for the installation of windows with slim double glazing to replace existing sash windows at rear of property, retrofit existing windows with vacuum insulated glass at the front of the property, installation of solar PV p	COMMDC	01-Aug-24	CON	Application is before the Committee for consideration as the applicant is an employee within the Planning Service.
24/01176/FUL	198 WellswayKeynshamBS31 1JL	Erection of two storey side extension and front porch.	CHAIR	12-Jul-24	RF	Chair referral delegated decision
24/01407/FUL	73 Bath RoadKeynshamBath And North East SomersetBS31 1SR	Proposed drop kerb to the existing walkway.	CHAIR	23-Jul-24	RF	Chair referral delegated decision
24/02051/FUL	2 Collingwood CloseSaltfordBath And North East SomersetBS31 3HZ	Erection of a new self-build dwelling with three bedrooms.	CHAIR	09-Aug-24	PERMIT	Chair referral delegated decision
24/02087/FUL	2 Manor RoadSaltfordBath And North East SomersetBS31 3DL	Erection of two storey side extension, one storey rear extension and one storey front extension and hip to gable extension with rear dormer .	CHAIR	09-Aug-24	PERMIT	Chair referral delegated decision
24/01933/FUL	Barnbridge House Primrose HillUpper WestonBathBath And North East SomersetBA1 2UT	Erection of two storey extension to form living space including terrace and external steps.	CHAIR	09-Aug-24	PERMIT	Chair referral delegated decision
24/01477/FUL	Development Site Opposite Lyndon ValeBath RoadPaultonBristolBath And North East Somerset	Erection of childcare nursery and associated works	CHAIR	09-Aug-24	PERMIT	Chair referral delegated decision

24/03115/VAR	Great Hayes Court Lower Bristol Road Westmoreland Bath Bath And North East Somerset	Variation of conditions 7 (Implementation of Landscaping Scheme) 10 (Arboricultural Compliance) 11 (Ecological Compliance Statement) and 20 (Plans List) of Application 24/00625/VAR (Variation of conditions 8 (Landscape Design Proposals (Bespoke Trigger)),	CHAIR	30-Sep-24	PERMIT	Chair referral delegated decision
23/02251/FUL	48 Hillcrest Pensford Bristol Bath And North East Somerset BS39 4AT	Erection of 2no. bungalows	COMMDC	27-Sep-24	PERMIT	Chair referral to committee. This is two proposed dwellings in a backland site. Whilst they may contribute towards delivery of housing land supply and indeed as bungalows have the potential to deliver Lifetime Homes, the question is raised as to whether given it's setting and in the Greenbelt this is potentially over development as infilling development despite their proposed scale and recommended need to withdraw Permitted Development Rights. It is considered that the Committee should be given the opportunity to debate the merits based upon the Officer's advice.
23/04243/OUT	Hartley Wood King Lane Clutton Bristol Bath And North East Somerset BS39 5QA	Outline application for the erection of 9 residential dwellings with access to be determined and all other matters reserved (resubmission).	COMMDC	27-Sep-24	RF	Chair referral to committee. I acknowledge the support of the Parish Council to this outline planning application. Although no affordable housing is proposed, this proposal would make a significant contribution to the rural housing land supply. The site is located within the greenbelt although it is advised that will not affect the openness of the greenbelt given the potential siting, size, scale and design of the development – albeit this is outline but would set the parameters, but the proposal is potentially unsustainable and would be car dependent. I consider that there are some important planning policy issues to consider in this regard and therefore ask that the Committee be able to debate the merits of the application in light of the recommendation but broad community support.

23/03465/FUL	Nuholme Wick Lane Stanton Wick Bristol Bath And North East Somerset BS39 4BX	Change of use and extension of an existing workshop and land to form a dwelling.	COMMDC	29-Aug-24	PERMIT	Chair referral to committee. In light of the sustainability concerns expressed by the Parish Council and Local Highway Authority, whilst a modest extension to the existing building, the proposed change of use should be given more scrutiny. It is in the public interest to refer this matter to committee.
24/01819/VAR	6 Squire Lane Ubley Bristol Bath And North East Somerset BS40 6PP	Variation of condition 2 (Plans List) of application 23/01552/FUL (Erection of two storey rear and side extension).	COMMDC	29-Aug-24	PERMIT	Chair referral to committee. It is acknowledged that this application seeks to regularise works that are the subject of an enforcement investigation by way of a variation of the previously approved drawings. The Parish Council's objection and an additional ten objections from members of the public would in my view warrant further consideration of the design and amenity merits and it would be in the public interest to refer this to Planning Committee.
24/02125/VAR	Parcel 2727 Kingshill Lane Chew Stoke Bristol Bath And North East Somerset	Variation of condition 16 (Plans List (Compliance) 22/04892/FUL (Erection of a rural workers dwelling in association with the equestrian business on site following the removal of a temporary mobile home). Condition Number(s): 16 Conditions(s) Removal:	COMMDC	29-Aug-24	PERMIT	Chair referral to committee. The application to amend an approved agricultural workers dwelling does raise some concerns regarding its impact on the setting of the Green Belt and National Landscape / AONB given it will no longer be subservient in height to the existing barn and will have a significantly larger footprint to that which was originally approved. Had the dwelling been completed and a subsequent application have been later submitted to extend the dwelling by over 50%, given the greenbelt location, this would be contrary to current policy.

21/05576/FUL	Westward2 The OrchardPensfordBristolBath And North East SomersetBS39 4BG	Erection of two semi-detached dwellings with access.	COMMDC	01-Aug-24	PERMIT	Chair referral to committee. There are several elements to this application which has caused local concerns in respect of access and highway safety and amenity and the principle of development within the greenbelt. The fact it is being recommended that Permitted Development rights will be removed and the dwellings occupy a small footprint and will not be sited in a position that follows an established building grain, it brings into question the suitability of the site of this density and scale of development. It is considered that given the long history of this proposal, noting that the application has been "live" for three years, plus a previous appeal that it would be in the public interest to consider the issues at Committee.
24/00360/FUL	Staddle Stones 5 Saltford CourtSaltfordBath And North East SomersetBS31 3EB	Erection of two storey side extension, new front gable facade, first floor rear balcony and associated works.	COMMDC	03-Jul-24	RF	Chair referral to committee. This proposal represents a substantial increase in volume from the original house. Although not located within the greenbelt, it is adjacent to it and the extension will see the expansion of the curtilage into albeit confirmed residential garden which is within the greenbelt. There are also planned to be substantial changes to the external appearance of the host dwelling when married with its extension. Mindful of the Parish Council's objection and those raised by neighbours it is considered that this application should be discussed by the Committee to discuss the impact of the scale of the proposal and debate whether there will be potential harm to the conservation area conflict with greenbelt policy.
24/01004/VAR	Willow Barn Sunnymead LaneBishop SuttonBristolBath And North East SomersetBS39 5UW	Variation of conditions 2 (Plans List (Compliance)) and 5 (Garages (Compliance)) of application 20/03934/FUL (Erection of new garage/carport).	COMMDC	03-Jul-24	PERMIT	Chair referral to committee. Whilst acknowledging the Parish Council's objection, this is an amendment to a previously approved development. The Local Planning Authority were satisfied that the information was sufficient to validate the application and make a recommendation based upon the submitted detail. Regard is had to the design, parking and amenity issues, but the committee may wish to consider the impact that the additional glazing and associated light spillage may have on the surrounding area and ecology.

24/01947/FUL	21 Darlington Place Bathwick Bath And North East Somerset BA2 6BX	Demotion of existing conservatory; erection of a two-storey side extension, replacement roof covering; revisions to fenestration; re-cladding of elevations and dormers; and associated retrofitting works.	COMMDC	27-Sep-24	PERMIT	Chair referral to committee. Whilst the number of objections does not automatically warrant referral to Planning Committee, there are clearly some significant concerns as emphasised by one of the ward members for Bathwick. Given the concerns raised about the potential impact of the development on heritage assets and other potential amenity concerns, the Committee should be given the opportunity to debate this proposal and enable the public to express their views.
24/01168/REG03	Land To The Rear Of 89 To 123 Englishcombe Lane Southdown Bath Bath And North East Somerset	The erection of 16 no. supported living units (Use Class C3(b)) with associated communal hub (to include ancillary carers accommodation), access, landscaping and ancillary works	COMMDC	27-Sep-24	PERMIT	Council is the Applicant.
24/00607/FUL	Lansdown Lawn Tennis & Squash Racquets Club Northfields Lansdown Bath Bath And North East Somerset BA1 5TN	Replacement of existing Tennis court with two Padel Tennis courts and Mini (juniors) Tennis court, including extended terrace, replacement lighting and associated works.	COMMDC	01-Aug-24	RF	In accordance with the Council's Scheme of Delegation, the application has been referred to the Chair and Vice Chair of the Planning Committee as a result of the Committee call in requests. Both the Chair and Vice Chair have considered the application and determined that the application should be debated and decided by Planning Committee.
23/04136/RES	37 Coombend Radstock Bath And North East Somerset BA3 3AN	Approval of reserved matters with regard to outline application 20/03800/OUT (Proposed demolition of existing buildings, change of use of land to residential and erection of 5no. dwellings (1no. 3 to 4 bedroom detached and	COMMDC	27-Sep-24	Approve	Objection received from Radstock Town Council, which is contrary to officer recommendation.
24/00319/FUL	Town Mills Mill Road Radstock Bath And North East Somerset BA3 3PB	Conversion of the vacant ground floor office into 1 No. 2 bedroom flat, and provision of a flood refuge at first floor level. Change of use of the vacant shop into office use and a communal cycle store. Change of use to the external yard from sui generis	COMMDC	27-Sep-24	PERMIT	Officer's recommendation contrary to formal comments received by the local Parish's and Ward Councillor.

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24/02742/TCA	Orchard Rise Sham Castle LaneBathwickBathBath And North East SomersetBA2 6JL	T1 - T4 - Ash - Dismantle to a height of one metre.	COMMDC	29-Aug-24	NOOBJ	The notification is associated with a Councillor.
24/02257/FUL	23 Ringswell GardensLambridgeBathBath And North East SomersetBA1 6BN	Installation of 1 no. air source heat pump to the side elevation.	COMMDC	29-Aug-24	PERMIT	This application is made on behalf of a B&NES Ward Councillor for the Lambridge Ward. As such, this application must be determined by the Planning Committee.
24/02110/FUL	10 Berkeley PlaceWalcotBathBath And North East SomersetBA1 5JH	Installation of nine solar pv panels on garden studio roof and the erection of a timber pergola in garden.	COMMDC	29-Aug-24	PERMIT	This application is made on behalf of a member of the Banes Planning Department. As such, this application must be determined by the Planning Committee.