

BATH AND NORTH EAST SOMERSET COUNCIL

PLANNING COMMITTEE

18th December 2024

DECISIONS

Item No:	01	
Application No:	24/02198/FUL	
Site Location:	Ij McGill Transport Ltd, Unity Road Northern Part, Keynsham, Bath And North East Somerset	
Ward: Keynsham East	Parish: Keynsham Town Council	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Change of use of the existing building to provide an indoor electric go-karting centre (sui generis use) with associated installation of plant, and signage.	
Constraints:	Saltford Airfield 3km buffer, Agric Land Class 3b,4,5, Policy CP9 Affordable Housing, Policy ED2A Primary Industrial Estates, Flood Zone 2, LLFA - Flood Risk Management, Ecological Networks Policy NE5, Railway, SSSI - Impact Risk Zones, Policy ST8 Safeguarded Airport & Aerodrome,	
Applicant:	Go Karting For Fun Ltd	
Expiry Date:	9th January 2025	
Case Officer:	Isabel Daone	

DECISION REFUSE

1 Loss of industrial floorspace

The proposed change of use will result in the loss of 2947 square metres (internal) of industrial floorspace within a designated Strategic Industrial Estate, allocated under policy ED2A of the Bath and North East Somerset Local Plan Partial Update. The application fails to demonstrate that the unit has been marketed during a sustained period of economic growth. In addition, compelling evidence has not been provided which demonstrates that the general market signals of demand across the District and in relation to the locality have changed to the extent that there is no reasonable prospect of land or premises being used for the allocated purpose. The proposal has failed to satisfactorily challenge the presumption in favour of retaining the application land for E(g)(iii), B2 and B8 uses, contrary to policy ED2A of the Bath and North East Somerset Local Plan Partial Update.

2 Noise and disturbance

The proposed development will result in an increase in noise and disturbance from the site during antisocial hours, as a result of the comings and goings to and from the site. This will cause significant harm to the residential amenity of the occupants of the dwellings on Unity Road adjacent to the site and therefore, the development is contrary to Policy D6 of the Bath and North East Somerset Placemaking Plan.

PLANS LIST:

This decision relates to the following plans:

10 Jun 2024 14391-PL-009 PROPOSED MEZZANINE FLOOR PLAN
10 Jun 2024 14391-PL-011 PROPOSED MEZZANINE FLOOR BLOCK PLAN
30 Aug 2024 L(00)005 G&S KEYNSHAM- PROPOSED ELEVATIONS
30 Oct 2024 14391-PL-007 B PROPOSED SITE PLAN
30 Oct 2024 14391-PL-010 B PROPOSED GROUND FLOOR BLOCK PLAN
30 Oct 2024 14391-PL-008 A PROPOSED GROUND FLOOR PLAN
30 Oct 2024 14391-PL-013 A PROPOSED ELEVATIONS
30 Oct 2024 14391-PL-014 A PROPOSED ELEVATIONS SIGNAGE
30 Oct 2024 14391-PL-013 A PROPOSED ELEVATIONS

In determining this application the Local Planning Authority considers it has complied with the aims of paragraph 39 of the National Planning Policy Framework. The applicant was requested to reconsider elements of the proposal by Planning Committee but did not amend the scheme and therefore, the application was refused. In considering whether to prepare a further application the applicant's attention is drawn to the original discussion/negotiation.

Biodiversity Net Gain - Exempt/Not required

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are set out in the Biodiversity Gain Requirements (Exemptions) Regulations 2024 and The Environment Act 2021 (Commencement No. 8 and Transitional Provisions) Regulations 2024.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is/are considered to apply.

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

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.

Item No:	02
Application No:	23/04529/FUL
Site Location:	Parcel 6600, Fairy Hill, Compton Dando, Bristol
Ward: Saltford	Parish: Compton Dando LB Grade: N/A
Application Type:	Full Application
Proposal:	Installation of ground mounted solar panels, substation compound, access tracks, perimeter fencing with CCTV cameras, access gates and associated grid infrastructure, in connection with development of a 2.1MW community solar energy farm.
Constraints:	Bristol Airport Safeguarding, Agricultural Land Classification, Coal - Standing Advice Area, Policy CP3 Solar and Wind Landscape Pote, Policy CP8 Green Belt, Policy CP9 Affordable Housing, Flood Zone 2, Flood Zone 3, LLFA - Flood Risk Management, Policy M1 Minerals Safeguarding Area, Policy NE1 Green Infrastructure Network, Policy NE3 SNCI 200m Buffer, Policy NE3 SNCI, Ecological Networks Policy NE5, NRN Woodland Strategic Networ Policy NE5, NRN Wetland Strategic Network Policy NE5, All Public Rights of Way Records, SSSI - Impact Risk Zones, Policy ST8 Safeguarded Airport & Aerodro,
Applicant:	Bath And West Community Energy Limited
Expiry Date:	20th December 2024
Case Officer:	David MacFadyen

DECISION Delegate to PERMIT

Item No:	03
Application No:	24/02761/FUL
Site Location:	Site Of Old Quarry, Bath Road, Peasedown St John, Bath
Ward: Peasedown	Parish: Peasedown St John LB Grade: N/A
Application Type:	Full Application
Proposal:	Erection of 1 no. dwelling with detached garage.
Constraints:	White Ox Mead Air Strip 3km buffer, Agric Land Class 1,2,3a, Coal - Standing Advice Area, Contaminated Land, Policy CP3 Solar and Wind Landscape Pote, Policy CP9 Affordable Housing, Policy LCR5 Safeguarded existg sport & R, Policy NE3 SNCI 200m Buffer, NRN Woodland Strategic Networ Policy NE5, SSSI - Impact Risk Zones,
Applicant:	Mr Paul Bryant
Expiry Date:	23rd September 2024
Case Officer:	Danielle Milsom

DECISION **Overturn** - Delegate to PERMIT

Item No:	04
Application No:	24/03655/FUL
Site Location:	530 Wellsway, Bath, Bath And North East Somerset, BA2 2UD
Ward: Odd Down	Parish: N/A LB Grade: N/A
Application Type:	Full Application
Proposal:	Change of use from 3 bedroom dwelling (Use Class C3) to 4 bedroom House in Multiple Occupation (HMO) (Use Class C4) to include minor internal reconfiguration. Removal of rear fence to create additional off road parking space and installation of four bay cycle rack.
Constraints:	Article 4 HMO, Colerne Airfield Buffer, Agric Land Class 3b,4,5, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, Policy CP9 Affordable Housing, MOD Safeguarded Areas, Policy NE1 Green Infrastructure Network, SSSI - Impact Risk Zones,
Applicant:	Gray & Amor Properties Ltd
Expiry Date:	19th December 2024
Case Officer:	Ed Allsop

DECISION PERMIT

1 Standard Time Limit (Compliance)

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 (as amended) and to avoid the accumulation of unimplemented planning permission.

2 Cycle Provision (Pre-occupation)

No occupation of the development shall commence until secure, covered bicycle storage for at least 4no. bicycles has been provided in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. The bicycle storage shall be retained permanently thereafter.

Reason: To secure adequate off-street parking provision for bicycles and to promote sustainable transport use in accordance with policy ST7 of the Bath and North East Somerset Local Plan Partial Update and the Transport and Development Supplementary Planning Document.

3 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:

This decision relates to the following plans:

Proposed block plan
Block plan existing
Floor plan existing
Floor plan proposed
Site plan
Site location plan

Biodiversity Net Gain - Exempt/Not required

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are set out in the Biodiversity Gain Requirements (Exemptions) Regulations 2024 and The Environment Act 2021 (Commencement No. 8 and Transitional Provisions) Regulations 2024.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is/are considered to apply.

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 or post to Planning Services, Lewis House, Manvers Street, Bath, BA1 1JG.

Community Infrastructure Levy - General Note for all Development

You are advised that as of 6 April 2015, the Bath & North East Somerset Community Infrastructure Levy (CIL) Charging Schedule came into effect. CIL may apply to new developments granted by way of planning permission as well as by general consent (permitted development) and may apply to change of use permissions and certain extensions. **Before** commencing any development on site you should ensure you are familiar with the CIL process. If the development approved by this permission is CIL liable there are requirements to assume liability and notify the Council **before any development commences**.

Do not commence development until you been notified in writing by the Council that you have complied with CIL; failure to comply with the regulations can result in surcharges, interest and additional payments being added and will result in the forfeiture of any instalment payment periods and other reliefs which may have been granted.

Community Infrastructure Levy - Exemptions and Reliefs Claims

The CIL regulations are non-discretionary in respect of exemption claims. If you are intending to claim a relief or exemption from CIL (such as a "self-build relief") it is important that you understand and follow the correct procedure **before** commencing **any** development on site. You must apply for any relief and have it approved in writing by the Council then notify the Council of the intended start date **before** you start work on site. Once development has commenced you will be unable to claim any reliefs retrospectively and CIL will become payable in full along with any surcharges and mandatory interest charges. If you commence development after making an exemption or relief claim but before the claim is approved, the claim will be forfeited and cannot be reinstated.

Full details about the CIL Charge including, amount and process for payment will be sent out in a CIL Liability Notice which you will receive shortly. Further details are available here: www.bathnes.gov.uk/cil. If you have any queries about CIL please email cil@BATHNES.GOV.UK

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.

Permit/Consent Decision Making Statement

In determining this application the Local Planning Authority considers it has complied with the aims of paragraph 39 of the National Planning Policy Framework.

Item No:	05
Application No:	24/03605/FUL
Site Location:	51 Ambleside Road, Southdown, Bath, Bath And North East Somerset
Ward: Odd Down	Parish: N/A LB Grade: N/A
Application Type:	Full Application
Proposal:	Change of use from Dwelling House (C3) to HMO (C4) and internal alterations
Constraints:	Article 4 HMO, Agricultural Land Classification, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, Policy CP9 Affordable Housing, LLFA - Flood Risk Management, MOD Safeguarded Areas, Policy NE3 SNCI 200m Buffer, Ecological Networks Policy NE5, SSSI - Impact Risk Zones,
Applicant:	Mrs Karen Bazeley
Expiry Date:	2nd December 2024
Case Officer:	Angus Harris

DECISION PERMIT

1 Standard Time Limit (Compliance)

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 (as amended) and to avoid the accumulation of unimplemented planning permission.

2 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:

This decision relates to the following plans:

Drawing	30 Sep 2024	ELEVATIONS
Drawing	30 Sep 2024	EXISTING FIRST FLOOR PLAN
Drawing	30 Sep 2024	EXISTING GROUND FLOOR PLAN
Drawing	30 Sep 2024	EXISTING LOWER GROUND FLOOR PLAN
Drawing	30 Sep 2024	PROPOSED FIRST FLOOR PLAN
Drawing	30 Sep 2024	PROPOSED GROUND FLOOR PLAN
Drawing	30 Sep 2024	PROPOSED LOWER GROUND FLOOR PLAN
OS Extract	24 Sep 2024	SITE LOCATION PLAN

Permit/Consent Decision Making Statement

In determining this application the Local Planning Authority considers it has complied with the aims of paragraph 39 of the National Planning Policy Framework.

Condition Categories

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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.

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Community Infrastructure Levy - General Note for all Development

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Do not commence development until you have been notified in writing by the Council that you have complied with CIL; failure to comply with the regulations can result in surcharges, interest and additional payments being added and will result in the forfeiture of any instalment payment periods and other reliefs which may have been granted.

Community Infrastructure Levy - Exemptions and Reliefs Claims

The CIL regulations are non-discretionary in respect of exemption claims. If you are intending to claim a relief or exemption from CIL (such as a "self-build relief") it is important that you understand and follow the correct procedure **before** commencing **any** development on site. You must apply for any relief and have it approved in writing by the Council then notify the Council of the intended start date **before** you start work on site. Once development has commenced you will be unable to claim any reliefs retrospectively and CIL will become payable in full along with any surcharges and mandatory interest charges. If you commence development after making an exemption or relief claim but before the claim is approved, the claim will be forfeited and cannot be reinstated.

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Responding to Climate Change (Informative):

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Item No:	06
Application No:	24/02867/FUL
Site Location:	Humphreston House , The Green, Temple Cloud, Bristol
Ward: Mendip	Parish: Temple Cloud With Cameley Parish Council
LB Grade: II	
Application Type:	Full Application
Proposal:	Erection of summerhouse.
Constraints:	Bristol Airport Safeguarding, Agric Land Class 1,2,3a, Coal - Standing Advice Area, Policy CP3 Solar and Wind Landscape Pote, Policy CP9 Affordable Housing, Housing Development Boundary, Listed Building, LLFA - Flood Risk Management, Policy M1 Minerals Safeguarding Area, Policy NE2A Landscapes and the green set, Policy NE3 SNCI 200m Buffer, NRN Woodland Connectivity Opp Policy NE5, SSSI - Impact Risk Zones, Policy ST8 Safeguarded Airport & Aerodro,
Applicant:	Ann Morgan
Expiry Date:	20th December 2024
Case Officer:	Angus Harris

DECISION PERMIT

1 Standard Time Limit (Compliance)

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 (as amended) and to avoid the accumulation of unimplemented planning permission.

2 Materials - Submission of Materials Schedule (Bespoke Trigger)

No construction of the external walls of the development shall commence until a schedule of materials and finishes to be used in the construction of the external surfaces, including roofs, has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include:

1. Detailed specification of the proposed materials (Type, size, colour, brand, quarry location, etc.);
2. Photographs of all of the proposed materials;
3. An annotated drawing showing the parts of the development using each material.

Samples of any of the materials in the submitted schedule shall be made available at the request of the Local Planning Authority.

The development shall thereafter be carried out in accordance with the approved details.

Reason: In the interests of the appearance of the development and the surrounding area in accordance with policy CP6 of the Bath and North East Somerset Core Strategy,

policies D1, D2 and D3 of the Bath and North East Somerset Placemaking Plan and Policy D5 of the Bath and North Somerset Local Plan Partial Update.

3 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:

This decision relates to the following plans:

Drawing	18 Sep 2024	PROPOSED FLOOR PLAN AND ELEVATIONS
Drawing	23 Sep 2024	BLOCK PLAN
OS Extract	29 Jul 2024	LOCATION PLAN

Permit/Consent Decision Making Statement

In determining this application the Local Planning Authority considers it has complied with the aims of paragraph 39 of the National Planning Policy Framework.

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 or post to Planning Services, Lewis House, Manvers Street, Bath, BA1 1JG.

Community Infrastructure Levy - General Note for all Development

You are advised that as of 6 April 2015, the Bath & North East Somerset Community Infrastructure Levy (CIL) Charging Schedule came into effect. CIL may apply to new developments granted by way of planning permission as well as by general consent (permitted development) and may apply to change of use permissions and certain extensions. **Before** commencing any development on site you should ensure you are familiar with the CIL process. If the development approved by this permission is CIL liable there are requirements to assume liability and notify the Council **before any development commences**.

Do not commence development until you been notified in writing by the Council that you have complied with CIL; failure to comply with the regulations can result in surcharges, interest and additional payments being added and will result in the forfeiture of any instalment payment periods and other reliefs which may have been granted.

Community Infrastructure Levy - Exemptions and Reliefs Claims

The CIL regulations are non-discretionary in respect of exemption claims. If you are intending to claim a relief or exemption from CIL (such as a "self-build relief") it is important that you understand and follow the correct procedure **before** commencing **any** development on site. You must apply for any relief and have it approved in writing by the Council then notify the Council of the intended start date **before** you start work on site. Once development has commenced you will be unable to claim any reliefs retrospectively and CIL will become payable in full along with any surcharges and mandatory interest charges. If you commence development after making an exemption or relief claim but before the claim is approved, the claim will be forfeited and cannot be reinstated.

Full details about the CIL Charge including, amount and process for payment will be sent out in a CIL Liability Notice which you will receive shortly. Further details are available here: www.bathnes.gov.uk/cil. If you have any queries about CIL please email cil@BATHNES.GOV.UK

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.

Item No:	07
Application No:	24/03722/FUL
Site Location:	22 Grange Road, Saltford, Bath And North East Somerset, BS31 3AG
Ward: Saltford	Parish: Saltford LB Grade: N/A
Application Type:	Full Application
Proposal:	Erection of two storey extension and garage with single storey rear extension following demolition of existing garage. External works to provide for carriage driveway with additional access to Grange Road and associated hard landscaping.
Constraints:	Colerne Airfield Buffer, Saltford Airfield 3km buffer, Agric Land Class 1,2,3a, Policy CP3 Solar and Wind Landscape Pote, Policy CP9 Affordable Housing, Policy CP9 Affordable Housing, Housing Development Boundary, MOD Safeguarded Areas, SSSI - Impact Risk Zones,
Applicant:	Mrs Jessica Fragapane
Expiry Date:	20th December 2024
Case Officer:	Laura Beacham

DECISION REFUSE

1 The proposed extension, by reason of its siting, scale and massing will result in an overdevelopment of the site which will have a significant impact on the residential amenity of the neighbouring occupier in regard to overshadowing and overbearing. The proposal therefore is contrary to Policy D6 of the Bath and North East Somerset Placemaking Plan.

PLANS LIST:

This decision relates to the following plans:

OS Extract - Location Plan - Received 4 October 2024

Drawing No. 24/638/010 - Proposed Ground Floor Plan - Received 4 October 2024

Drawing No. 24/638/011 - Proposed First Floor Plan - Received 4 October 2024

Drawing No. 24/638/012 - Proposed Elevations 01 - Received 4 October 2024

Drawing No. 24/638/013 - Proposed Elevations 02 - Received 4 October 2024

In determining this application the Local Planning Authority considers it has complied with the aims of paragraph 39 of the National Planning Policy Framework. The Planning Committee have given specific and justified reasons for refusing the application. In considering whether to prepare a further application the applicant's attention is drawn to the original 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

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.

Item No:	08	
Application No:	24/04115/TCA	
Site Location:	Lindley , North Road, Bathwick, Bath	
Ward: Bathwick	Parish: N/A	LB Grade: N/A
Application Type:	Tree Works Notification in Con Area	
Proposal:	T1 Eucalyptus - reduce crown by 2-3m.	
Constraints:	Conservation Area,	
Applicant:	Fiona Broadfield	
Expiry Date:	16th December 2024	
Case Officer:	Jane Brewer	

DECISION NO OBJECTION

PLANS LIST:

T1 Eucalyptus - reduce crown by 2-3m.

Item No:	09				
Application No:	24/04122/TCA				
Site Location:	1 Cambridge Place, Widcombe Hill, Widcombe, Bath				
Ward:	Widcombe And Lyncombe	Parish:	N/A	LB Grade:	II
Application Type:	Tree Works Notification in Con Area				
Proposal:	T1 Strawberry Tree- Reduce the width of the lower crown over the boundary to the West by 2m.				
Constraints:	Conservation Area,				
Applicant:	Alison Born				
Expiry Date:	19th December 2024				
Case Officer:	Jane Brewer				

DECISION NO OBJECTION

PLANS LIST:

T1 Strawberry Tree- Reduce the width of the lower crown over the boundary to the West by 2m.