

Application no	ADDRESS	PROPOSAL	Decision Level	Decision Date	Status	Notes
24/02494/FUL	Trossachs Lodge Trossachs DriveBathwickBathBath And North East SomersetBA2 6RP	Remodelling of existing dwelling, demolition of existing garage, erection of new garage and landscaping	COMMDC	13-Feb-25	PERMIT	Bathampton Parish Council have objected to the application, contrary to the officer's recommendation to grant planning permission. The application has also been called in to the committee by Cllr Kevin Guy who is the local Ward Councillor.
23/00782/FUL	18 ChurchwaysWhitchurchBristolBath And North East SomersetBS14 0PL	Proposed attached self-contained dwelling house.	CHAIR	02-Jan-25	PERMIT	Chair referral delegated decision
24/02995/FUL	Crossway Stables Bath RoadFarmboroughBathBath And North East SomersetBA2 0HJ	Erection of new dwelling to replace existing dwelling.	CHAIR	23-Jan-25	PERMIT	Chair referral delegated decision
24/04474/FUL	16 Grange RoadSaltfordBath And North East SomersetBS31 3AH	Proposed new detached double garage and ancilliary works.	CHAIR	27-Jan-25	PERMIT	Chair referral delegated decision
24/02971/VAR	Lays Farm Business Centre Lays Farm Trading EstateKeynshamBath And North East SomersetBS31 2SE	Variation of conditions 4 (Construction Management Plan), 8 (Wildlife Protection and Enhancement), 11 (Materials) and 14 (Drainage Strategy) of application 18/05696/OUT (Outline planning application for the demolition of existing industrial buildings and	CHAIR	27-Jan-25	RF	Chair referral delegated decision
24/04260/FUL	12 Romulus CloseKeynshamBath And North East SomersetBS31 2GF	Loft conversion and front elevation changes with associated works.	CHAIR	27-Jan-25	PERMIT	Chair referral delegated decision
24/04610/FUL	5 Frys Leaze Charlcombe LaneLarkhallBathBath And North East SomersetBA1 6NU	Conversion of loft with hip to gable roof and rear flat roof dormer.	CHAIR	06-Feb-25	PERMIT	Chair referral delegated decision
24/04399/VAR	Land To Rear Of Danes CourtDane's LaneKeynshamBath And North East Somerset	Variation of conditions 5 (Investigation and Risk Assessment), 8 (Materials - Submission of Schedule and Samples), 13 (Biodiversity Gain and Habitat Management Plans), 17 (Fire Hydrants), 19 (Landscape) and 20 (Plans List) of application 23/04190/REG03 (E	CHAIR	19-Feb-25	PERMIT	Chair referral delegated decision
24/03756/FUL	Keynsham Mini Market9 High StreetKeynshamBath And North East SomersetBS31 1DP	Installation of an automated teller machine and associated signage.	CHAIR	21-Feb-25	PERMIT	Chair referral delegated decision
24/02784/FUL	Land Betwwen 1 And 3North RoadMidsomer NortonBath And North East Somerset	Erection of two storey dwelling.	CHAIR	24-Feb-25	PERMIT	Chair referral delegated decision

24/01413/FUL	Little Dale Mill LaneMonkton CombeBathBath And North East SomersetBA2 7HD	Renovation of the existing home. Demolition of original one-storey building consisting of garage, storage, storage room and outdoor restroom and replace with two-storey additions.	CHAIR	28-Feb-25	PERMIT	Chair referral delegated decision
24/04603/PIP	Hartley WoodKing LaneCluttonBristolBath And North East SomersetBS39 5QA	A Permission in Principle Planning Application for the conversion of the existing barns on site to provide up to 8 residential dwellings	CHAIR	10-Mar-25	RF	Chair referral delegated decision
25/00356/FUL	216 The HollowSouthdownBathBath And North East SomersetBA2 1NG	Change of use from 3 bedroom dwelling house (Class C3) to 3 bedroom HMO (Class C4)	CHAIR	13-Mar-25	PERMIT	Chair referral delegated decision
25/00018/FUL	90 Langdon RoadSouthdownBathBath And North East SomersetBA2 1LT	Change of use from a 4 bedroom residential Property (C3) to a 6 bedroom HMO (C4)	CHAIR	13-Mar-25	PERMIT	Chair referral delegated decision
24/04760/FUL	21 Darlington PlaceBathwickBathBath And North East SomersetBA2 6BX	Extension and alteration to garage with stone clad elevations.	CHAIR	18-Mar-25	RF	Chair referral delegated decision
23/02711/FUL	St Anthonys The BartonCorstonBathBath And North East SomersetBA2 9AL	Erection of 3-bed, two storey house in garden of existing house.	COMMDC	13-Mar-25	PERMIT	Chair referral to committee. There is some disagreement from the Parish Council as to whether this proposal constitutes limited infill development within the Greenbelt or is backland and whether the dwelling is appropriate to the landscape character of Corston and preserves and enhances the character and setting of the Conservation Area. Whilst the proposal has been amended a number of times thereby emphasising the complexities of securing an appropriate design albeit within the housing boundary, it is considered that the application should be debated by the Planning Committee.
23/03975/FUL	Plots 25 And 26The SmallholdingsClaude AvenueTwertonBathBath And North East Somerset	Erection of new commercial buildings.	COMMDC	13-Mar-25	PERMIT	Chair referral to committee. In light of the intensification of the use of this site accessed via an unadopted road in close proximity to a primary school and the Brickfields playground and the concerns of the ward member, it is considered that this proposal should be scrutinised in more detail by the Committee to fully understand the impacts and review the scope for conditions.
24/04180/OUT	St Malo First AvenueOldfield ParkBathBath And North East SomersetBA2 3NW	Outline planning permission, with all matters reserved, for the erection of a terrace of four dwellings following demolition of existing dwelling.	COMMDC	19-Feb-25	PERMIT	Chair referral to committee. Noting the concerns raised by the ward councillor and the large number of third party representations, whilst it is appreciated that this is an outline application, a number of policy areas would benefit from further debate including overdevelopment, design, impact on amenity of neighbours, loss of a non-designated heritage asset and loss of a mature copper beech tree, and therefore I recommend that the decision is referred to the Planning Committee.

24/03112/FUL	Woodlands Staunton LaneWhitchurchBristolBath And North East SomersetBS14 0QL	Erection of 3 no. dwellings and associated works.	COMMDC	13-Feb-25	PERMIT	Chair referral to committee. The principle of development has already been considered and therefore whilst Whitchurch Parish Council maintain their objection to the three dwellings outside the settlement boundary and within the greenbelt along an unadopted road whereby the owners are responsible for drainage, this cannot be taken into consideration. However given the above sensitivity the Planning Committee may wish to considering the technical details of the proposed three dwellings in light of the Parish Council's concerns that that they do not believe them to be in keeping with the character of the area.
24/03198/FUL	16 Southville TerraceLyncombeBathBath And North East SomersetBA2 4LZ	Erection of a two-storey rear extension, a single-storey side extension and installation of solar panels to the roof.	COMMDC	13-Feb-25	PERMIT	Chair referral to committee. There is a delicate balance to strike between the scale of the development and its potential impact on the amenity of neighbours and acceptability of the design and related impacts. This is in respect of the setting of the World Heritage Site and Conservation Area and whether the increase in volume and density of around 30%, almost at the policy maximum of one third of the existing dwelling will be appropriate in the Green Belt. Whilst there is a significant number of objections and this is not reason alone to refer an application to committee, the planning issues that have been raised would warrant discussion by members.
24/00287/FUL	Whitecross House Whitecross RoadEast HarptreeBristolBath And North East SomersetBS40 6AA	Provision of 4no. dwellings by subdivision of main house, conversion of ancillary stables and erection of 1no. new dwelling	COMMDC	16-Jan-25	PERMIT	Chair referral to committee. This application raises a wide range of issues and given the sensitive location and scale of the proposal and noting the number of objections including those of the Parish Council and albeit late submission of the ward member it is considered that this should be debated by the Planning Committee.
24/01294/FUL	Barnlea Withy MillsPaultonBristolBath And North East SomersetBS39 7PT	Erection of 4x agricultural buildings (Retrospective).	COMMDC	13-Mar-25	PERMIT	Chair referral to committee. Whilst a retrospective planning application and objections, albeit from the Parish Council, a Ward Councillor and members of the public does not immediately mean that it should be referred to Planning Committee, the development does raise a number of issues that do warrant public scrutiny.
24/01566/FUL	Parcel 7512FossewayEnglishcombeBathBath And North East Somerset	Reprofiling of land for the purposes of agricultural improvement, biodiversity benefits and landscape screening	COMMDC	13-Mar-25	PERMIT	Combe Hay Parish Council have objected to the proposed development contrary to the Officer's recommendation.

24/02761/FUL	Site Of Old QuarryBath RoadPeasedown St JohnBathBath And North East Somerset	Erection of 1 no. dwelling with detached garage.	COMMDC	13-Feb-25	PERMIT	Following the call to committee request made by Cllr Gavin Heathcote and Cllr Karen Walker, the application has been referred to planning committee. The Parish Council have also supported the application, contrary to officer recommendation to refuse.
24/03981/FUL	Lake View Stoke HillChew StokeBristolBath And North East SomersetBS40 8XJ	Erection of rear extensions.	COMMDC	13-Mar-25	PERMIT	Objection comments have been received by the Parish Council which are contrary to the Officer's recommendation.
23/02444/FUL	Hazel Elm Old Midford RoadMidfordBathBath And North East SomersetBA2 7BY	Erection of a replacement dwelling, to follow removal of existing house and outbuildings.	COMMDC	13-Mar-25	PERMIT	Support from South Stoke Parish Council contrary to the Officer's recommendation.
24/02245/FUL	105 Holcombe CloseBathamptonBathBath And North East SomersetBA2 6UR	Erection of single and two storey side extensions, addition of new flat roof dormers to existing property roof and associated external works.	COMMDC	13-Mar-25	RF	The application has been brought to committee as Cllr Hedges and Cllr Hirst raised concerns in respect of the proposal.
24/04018/FUL	New Leaf FarmMill LaneBathamptonBathBath And North East Somerset	Erection of 2no. Agricultural storage buildings.	COMMDC	13-Mar-25	PERMIT	The application is reported to the Planning Committee as it has been submitted by an individual related to an elected member of the Council who has direct links with the Planning Service.
24/04739/TCA	4 Meadow ViewRadstockBath And North East SomersetBA3 3QT	Remove 1 leyland cypress nearest applicant's shed, crown lift remaining 4 leyland cypress to 2m, remove buddleia (amended description)	COMMDC	13-Feb-25	NOOBJ	The notification is associated with an elected member.
24/04510/LBA	10 Berkeley PlaceWalcotBathBath And North East SomersetBA1 5JH	Internal work to replace existing damp proofing system in basement.	COMMDC	13-Mar-25	CON	This application is being reported to committee as the applicant is a Council employee who works within Planning Services.
23/03390/OUT	Treetops Nursing HomeSt Clement's RoadKeynshamBristolBath And North East SomersetBS31 1AF	Outline planning application for demolition of existing care home and erection of 2no. three-storey buildings comprising 36no. self-contained flats (Use Class C3), with matters of Access Layout, Scale, and Appearance to be determined.	COMMDC	11-Mar-25	PERMIT	This application is being reported to committee as the Planning Scheme of Delegation sets out that 'Any planning application which is subject to a viability assessment in respect of affordable housing will be reported to Planning Committee'.