

BATH AND NORTH EAST SOMERSET COUNCIL

Planning Committee

17th September 2025

**UPDATE REPORT SINCE THE
PREPARATION OF THE MAIN AGENDA**

Item No.	Application No.	Address
01 and 02	23/03558/EFUL 23/03559/LBA	Bath Recreation Ground, Pulteney Mews Bathwick, Bath, Bath And North East Somerset

Recommendation

1. To note the letter from the Secretary of State dated 26 August 2025 and the effect of the Article 31 direction
2. If the Secretary of State does call in the application, then:
 - a) To advise that the Council would have granted planning permission subject to conditions and s.106 planning obligations;
 - b) To advise that the Council would have granted listed building consent
 - c) To submit this report to the Secretary of State, along with any other background papers requested on his behalf.
3. If the Secretary of State does not call in the application, then:
 - a) To provide Officers with delegated authority to:
 - i) make such non-material amendments to the conditions and planning obligations set out in this report, or such other conditions or planning obligations recommended by the Committee, considered appropriate to ensure the acceptable implementation of the development; and
 - ii) complete the s.106 agreement
 - b) To GRANT planning permission for the development
 - c) To GRANT listed building consent

Item No.	Application No.	Address
02	23/03559/LBA	Bath Recreation Ground, Pulteney Mews Bathwick, Bath, Bath And North East Somerset

Update

1. Description of Development

The application for Listed Building Consent includes “construction of permanent North Stand within curtilage of listed wall structure and Presidents Lounge.”

It has been clarified that there are no direct works proposed to the listed building itself and therefore these works should be removed from the Description i.e.

“Listed building consent for demolition of existing unlisted Clubhouse and its removal from curtilage listed wall structure (northern boundary)”

2. Policies/Legislation

In respect of the duties on the local authority when considering whether to grant listed building consent for any works, the report should refer to s. 16(2) of the Planning (Listed Buildings and Conservation Area) Act 1990, not s.66. The report should also refer to s.72 of the same Act in respect of the exercise of the local authority’s functions in respect to any buildings or other land in a conservation area.

3. Officer Assessment

The assessment of the application for listed building consent has been reviewed in light of the duties under s.16 and s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 and it is concluded that the Recommendation remains unchanged.