

BATH AND NORTH EAST SOMERSET COUNCIL

Planning Committee

24th September 2025

**UPDATE REPORT AND OBSERVATIONS RECEIVED SINCE THE
PREPARATION OF THE MAIN AGENDA**

ITEMS FOR PLANNING PERMISSION

Item No.	Application No.	Address
1.	24/02489/EFUL	Parcel 1643 Middle Piece Lane Burnett Keynsham

Update:

Paragraph 2 of Introduction, to read:

The site is formed of 4 fields, identified within this report as fields 1, 2, 3 and 4. Field 1 is the northern most field, field 2 to the north-east, field 3 to the south-west and field 4 to the south-east of the site. The whole site measures approximately 28.2 hectares in total. The area of the site proposed to be covered by solar panels is approximately 18 hectares.

Paragraph 5 and 6 of 'Environmental Impact Assessment' section to be replaced:

The discounting of various sites is considered to be reasonable. However, the radius of exploration is considered to be limited in its scope as the Council have an identified need district wide. The reasons provided for locating the site close to a grid connection point is understood and it is also noted that the connection point within the site is secured. However, it is considered that other grid connection points should be considered, at different locations across the district, along the line of connection. Other connection points have not been considered. The site search area is also limited to Green Belt areas and has not sought to search for areas, or connection points, outside of the Green Belt which could result in less harm. An appeal at Land at Barton in Fabis, Nottingham (reference APP/P3040/W/23/3324608) discussed the area of alternative site search being limited to a certain grid connection network, which is similar to the assessment carried out at part of this application. It was

concluded that whilst a viable grid connection is a determinative factor in the filtering of feasible sites, and scale of sites does lend to requiring countryside locations, there was not a reason to believe that there were no alternative sites could be located, especially outside of the Green Belt.

The Council's Landscape Officer highlights that the alternative site assessment also should have reviewed alternative developments of the chosen site which in this instance should have included options for smallscale development (under 15ha) which would have been in accordance with planning policy. This has not been provided.

Additional paragraph to the 'Landscape and Visual Impact – Environmental Impact Assessment', insert as paragraph 2:

A review of the submitted landscape information, including the LVIA Environmental Statement and assessment has been undertaken by the Council's Landscape Officer. The following assessment has considered the accuracy of and outcomes of the submitted landscape information in relation to relevant policy and guidance.

Additional wording to paragraph 15 to the 'Landscape and Visual Impact – Environmental Impact Assessment':

The LVIA is considered to underestimate the sensitivity of some receptors and presents photographs and photomontages in a manner that tend to reduce the apparent magnitude of effect, such as wide angles which reduces the scale in comparison to narrow typical views of the receptor perspective, and omits certain viewpoints that would help provide a more complete assessment of effects. This therefore underestimates the overall level of landscape and visual impact and there are therefore concerns that visual impacts of receptors such as pedestrians and road users would be more harmful than what is presented within the images submitted.

Additional paragraph to the end of 'Public Sector Equality Duty' section:

Officers have had due regard to these matters when assessing this application and have concluded that neither the grant nor the refusal of this application would be likely to have an impact on protected groups and, therefore, that these considerations would not weigh in favour of or against this application.

Item No.	Application No.	Address
2.	23/03586/FUL	The Smallholdings, Claude Avenue

The Public Sector Equality Duty and Conclusion sections are amended as follows:

“PUBLIC SECTOR EQUALITY DUTY:

The Public Sector Equality Duty requires public authorities to have regard to section 149 of the Equality Act 2010. The proposal does not raise any particular concern in respect of those people with protected characteristics.

CONCLUSION:

Section 70(2) of the Town and Country Planning Act (1990) makes clear that a Local Planning Authority must have regard to "the provisions of the development plan, so far as material to the application" and "any other material considerations". Furthermore, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that "where in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise".

In this instance it is considered that the proposal complies with the relevant planning policies as outlined above. As there are no material considerations which indicate an alternative conclusion should be reached it is concluded the application is recommended for approval.”

Item No.	Application No.	Address
3.	25/01744/FUL	30 Shaws Way
	Twerton Bath	

For clarification purposes the Committee Members are advised that the side extension will primarily be retained and internally upgraded with timber and insulation to meet current building regs requirements.

All bedrooms are over the minimum requirements. The floor areas have been included on the proposed floor plans. The communal area is also above the minimum area required.

Soundproofing details are included on the proposed drawings to prevents sound transfer to the neighbouring property. Additionally, soundbloc plasterboard will be used internally to prevent sound transfer within the property. The plans are annotated that party walls will be sound proofed Spec V1. To ensure the works proposed and implemented are appropriate a condition worded as follows is considered necessary:

{\b Sound proofing (Pre occupation)}

Prior to the occupation of the property as a house in multiple occupation (HMO) a scheme of soundproofing for the walls adjoining the adjacent dwelling shall be submitted to and approved in writing by the Local Planning Authority. The soundproofing shall be installed in accordance with the agreed details prior to the occupation of the dwelling as an HMO and shall be retained thereafter in perpetuity.

Reason: To safeguard the residential amenities of occupiers of nearby properties in accordance with Policies D6 and PCS2 of the Bath and North East Somerset Placemaking Plan.