

Bath & North East Somerset Council		
MEETING:	Planning Committee	<div>AGENDA ITEM NUMBER</div> <div></div>
MEETING DATE:	19 <sup>th</sup> November 2025	
RESPONSIBLE OFFICER:	Louise Morris - Head of Planning & Building Control	
TITLE:	NEW PLANNING APPEALS, DECISIONS RECEIVED AND DATES OF FORTHCOMING HEARINGS/INQUIRIES	
WARD:	ALL	
BACKGROUND PAPERS: None		
AN OPEN PUBLIC ITEM		

## APPEALS LODGED

**App. Ref:** 25/02359/AR  
**Location:** Former Bath Press Premises Lower Bristol Road Westmoreland Bath Bath And North East Somerset  
**Proposal:** Display of 2no freestanding board signs on metal posts, 1no totem sign outside marketing suite, 1no flag and 1no intermittent internally illuminated television atop marketing suite.  
**Decision:** Split decision - check file/certificate  
**Decision Date:** 11 August 2025  
**Decision Level:** Delegated  
**Appeal Lodged:** 8 October 2025

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**App. Ref:** 24/03647/FUL  
**Location:** Fairash House Harptree Hill West Harptree Bristol Bath And North East Somerset  
**Proposal:** Conversion of existing shed into a detached one storey, one bedroom dwelling.  
**Decision:** REFUSE  
**Decision Date:** 12 September 2025  
**Decision Level:** Delegated  
**Appeal Lodged:** 10 October 2025

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**App. Ref:** 25/00041/FUL  
**Location:** Parcel 6200 Moorledge Lane Chew Magna Bristol Bath And North East Somerset  
**Proposal:** Change of use from Agricultural Field to Secure Dog Field. Proposed fencing around perimeter of the field. Proposed single storey mobile field shelter. (Retrospective)  
**Decision:** REFUSE  
**Officer Recommendation:** PERMIT  
**Decision Date:** 31 July 2025  
**Decision Level:** Planning Committee  
**Appeal Lodged:** 10 October 2025

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**App. Ref:** 25/00934/FUL  
**Location:** 27 Bloomfield Avenue Oldfield Park Bath Bath And North East Somerset BA2 3AB  
**Proposal:** Construction of vehicle access  
**Decision:** REFUSE  
**Decision Date:** 23 July 2025  
**Decision Level:** Delegated  
**Appeal Lodged:** 10 October 2025

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**App. Ref:** 25/01744/FUL  
**Location:** 30 Shaws Way Twerton Bath Bath And North East Somerset BA2 1QQ  
**Proposal:** Change of use from a 3 bedroom dwellinghouse (Use Class C3) to a 6 bedroom House in Multiple Occupation (HMO) (Use Class C4) and single-storey rear extension and alterations bicycle and bin storage.  
**Decision:** REFUSE  
**Officer Recommendation:** PERMIT  
**Decision Date:** 25 September 2025  
**Decision Level:** Planning Committee  
**Appeal Lodged:** 15 October 2025

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**App. Ref:** 25/02206/LBA  
**Location:** 22 Thomas Street Walcot Bath Bath And North East Somerset BA1 5NN  
**Proposal:** Internal door opening between two ground floor rooms.  
**Decision:** REFUSE  
**Decision Date:** 4 August 2025  
**Decision Level:** Delegated  
**Appeal Lodged:** 17 October 2025

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**App. Ref:** 25/01562/ADCOU  
**Location:** Halfway Farm Stanton Road Stanton Drew Bristol Bath And North East Somerset  
**Proposal:** Prior approval request for the change of use of agricultural building to 4no one bed dwelling houses (Use Class C3).  
**Decision:** REFUSE  
**Decision Date:** 14 July 2025  
**Decision Level:** Delegated  
**Appeal Lodged:** 22 October 2025

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**App. Ref:** 25/01758/FUL  
**Location:** Park Farm Colliers Lane Newton St Loe Bath Bath And North East Somerset  
**Proposal:** Change of use of land for stationing of converted shipping container for holiday use and erection of timber decking, hot tub and balustrade. (Retrospective).  
**Decision:** REFUSE  
**Decision Date:** 22 August 2025  
**Decision Level:** Delegated  
**Appeal Lodged:** 22 October 2025

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**App. Ref:** 25/00100/CLPU  
**Location:** 45 St James's Park Lansdown Bath Bath And North East Somerset BA1 2SX  
**Proposal:** Reversion of property from studio flat and maisonette back into a single dwellinghouse (Certificate of Lawfulness for a Proposed Development).  
**Decision:** REFUSE  
**Decision Date:** 9 April 2025  
**Decision Level:** Delegated  
**Appeal Lodged:** 29 October 2025

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**App. Ref:** 25/01147/FUL  
**Location:** Greenacres Littleton Lane Wellow Bath Bath And North East Somerset  
**Proposal:** Erection of 1 no. residential dwelling (Use Class C3) and associated infrastructure.  
**Decision:** REFUSE  
**Decision Date:** 6 August 2025  
**Decision Level:** Delegated  
**Appeal Lodged:** 30 October 2025

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## APPEALS DECIDED

**Case Ref:** 24/00325/UNAUTH

**Location:** Parcel 3263 Deanhill Lane Upper Weston Bath Bath And North East Somerset

**Breach:** Appeal against without planning permission, the material change of use of agricultural land to a mixed use comprising of agriculture, residential caravan site and the importation and storage of waste; including the siting of caravans, generator and residential paraphernalia. Without planning permission, the erection of an agricultural building.

**Notice Date:** 05 June 2025

**Appeal Lodged:** 10 July 2025

**Appeal Decision:** Appeal Dismissed

**Appeal Decided Date:** 17 October 2025

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**Case Ref:** 23/00023/UNDEV

**Location:** Site Of Old Colliery Fry's Bottom Chelwood Bristol Bath And North East Somerset

**Breach:** Without Planning Permission, (COU1) the change of use of land from forestry to a mixed use consisting of forestry, storage, firewood production, motorbike trials practice, equestrian, a waste transfer site and associated structure (circled in red in Image 1 attached to this notice). (OD1) the construction of a dwelling house. (OD2) the construction of a non-agricultural storage building and the importation of material and carrying out of Engineering Operations in the form of the expansion of a level area of hardstanding. (OD3) the importation of material and carrying out of Engineering Operations in the form of the construction of access tracks, and construction of dams in a water course.

**Notice Date:** 21 March 2025

**Appeal Lodged:** 7 May 2025

**Appeal Decision:** Appeal Allowed / Dismissed in Part

**Appeal Decided Date:** 28 October 2025

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**App. Ref:** 24/03008/VAR

**Location:** Unregistered Unit 1-4 Old Station Yard Avon Mill Lane Keynsham Bath And North East Somerset

**Proposal:** Variation of condition 7 of application 21/01412/FUL allowed on appeal ref: APP/F0114/W/22/3300847 on 14th April 2022 (Erection of 3no. acoustic barriers; permission to allow the filling of concrete mixing vehicles between 6:30am and 5:30pm (Monday-Friday) 8:00am-1:00pm Saturday and 7:30am-5:30pm (Bank Holidays); permission to allow other specified operations at the site between 7:30am and 6:30pm (Monday-Friday) and 8:00am and 1:00pm (Saturday) and 7:30am-5:30pm

(Bank Holidays); and permission to store materials in external yard area (re-submission of planning application 20/02008/FUL)).

**Decision:** REFUSE

**Decision Date:** 28 February 2025

**Decision Level:** Delegated

**Appeal Lodged:** 21 July 2025

**Appeal Decision:** Appeal Allowed

**Appeal Decided Date:** 28 October 2025

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