

BATH AND NORTH EAST SOMERSET COUNCIL

Planning Committee

19th November 2025

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

ITEMS FOR PLANNING PERMISSION

Item No.	Application No.	Address
1	25/00142/RES	Bath Quays North Development Site, Avon Street, City Centre, Bath

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A further response by the **Landscape Advisor** has been provided as follows:

Street trees were included in the original scheme design, shown in the detailed AVR's, and are shown in the most recent documents including the DAS Addendum (August 2025) the Context Street Elevations and the 3D Street Views.

However, the 7 street trees are marked on the landscape plans as being 'indicative' only and 'subject to a separate s278 application'. The Transportation and Highways response suggests that the numbers, positions and tree pit details for these trees 'may need to be adjusted' in response to highways concerns, so their delivery is not currently guaranteed.

Given the length of time that the scheme has been under discussion, it is not acceptable that there is no firm commitment to the delivery of the street trees. They are required in the interests of good planning, so firm details need to be agreed as part of the planning approval process.

Clarification is required as to the 5 trees shown on the Landscape Masterplan immediately to the west of Plot 7, which are annotated:

'Indicative location of trees beyond boundary. Making good to area affected by construction. Subject to a separate application.'

The distinction between trees to be planted into the ground and trees to be planted in planters is unclear in the keys and on the soft landscape plans. Clarification is required. Details are required for the proposed green roof to cycle store.

On the proposed boundary treatment plan, details appear to have been provided for some but not all of the proposed boundary types. If the relevant are provided on other plans the appropriate cross references should be provided. Details do not appear to have been provided for proposed 'metal fencing panels', for proposed 'wall with balustrade', or for proposed 'balustrade to terrace'. The meaning of 'existing fence or make good' should be clarified.

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Revised ground floor plans have been provided on 11th November 2025 which revise bin store doors that previously opened outwards onto Avon Street. The doors are now shown to open inwards to the bin store, no longer posing an issue for safe and free highway operation. This has been confirmed as acceptable by the Council's Highways Officer and therefore condition no. 11 'Doors Adjacent to Public Highway' is deleted from the officer's recommendation. The plans list condition is updated accordingly to include the revised ground floor drawings.

It has also been clarified that in respect of the footway and existing kerb line on Avon Street, the proposals are dictated by the redline extent of the outline planning permission. This does not correspond with the current alignment of Avon Street as the Council undertook works to the footway following demolition of the public toilets in 2021. Therefore, it appears that the scheme does not cover the entire footway. However, in practical terms, the paving will be finished to the back of the kerb, and this will be resolved through the highways approval process.

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Delete condition no. 11 - Doors Adjacent to Public Highway. Update numbering thereafter accordingly.

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Update wording of condition 17 – Cycle Parking to instead read:

"No occupation of the development shall commence until secure and covered bicycle storage for at least 192 bikes has been provided in accordance with details shown on the approved site plan ground floor (drawing no. 155994-STL-XX-XX-DR-A-PL-0010 PL-004, received: 11th November 2025). The cycle parking shall be retained permanently thereafter."

The minimum cycle parking standard is for 192 bicycles (2 bicycles per 96 dwellings) rather than the 200 bicycles secured by the previous wording.

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Update wording of condition 18 – Bin & Recycling Storage to instead read:

"No occupation of the development shall commence until the refuse stores (identified on Proposed Site Ground Plan drawing no. 155994-STL-XX-XX-DR-A-PL-0010 PL-004, received: 11th November 2025) is constructed in accordance with the approved details. Thereafter, the stores shall be used solely for the purpose of storage of bins, waste and recycling. Bins and recycling containers associated with the development shall be returned to the approved store as soon as possible following collection and must not be stored outside the boundary of the site at any time."

Proposed ground floor site plan updated to remove outward opening doors as shown on previous drawing.

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Condition 31 – Plans list updated to include the following updated and corrected list of drawings:

Architectural

Site Location Plan	155994-STL-XX-XX-DR-A-PL-0001	13 January 2025
Existing Site Topo	155994-STL-XX-XX-DR-A-PL-0002	13 January 2025
Existing Site Elevations	155994-STL-XX-XX-DR-A-PL-0003	13 January 2025
Proposed Site Plan Second Floor	155994-STL-XX-XX-DR-A-PL-0012 PL-002	
14 July 2025		
Proposed Site Plan Third Floor	155994-STL-XX-XX-DR-A-PL-0013 PL-002	
14 July 2025		
Proposed Site Plan Fourth Floor	155994-STL-XX-XX-DR-A-PL-0014 PL-002	
14 July 2025		
Proposed Site Plan Fifth Floor	155994-STL-XX-XX-DR-A-PL-0015 PL-002	
14 July 2025		
Plot 6 Plans Ground First	155994-STL-XX-XX-DR-A-PL-0060 PL-004	
11 November 2025		
Plot 6 Plans Second Third	155994-STL-XX-XX-DR-A-PL-0061 PL-002	
14 July 2025		
Plot 6 Plans Fourth Fifth	155994-STL-XX-XX-DR-A-PL-0062 PL-002	
14 July 2025		
Plot 7 Plans Ground First	155994-STL-XX-XX-DR-A-PL-0070 PL-002	
14 July 2025		
Plot 7 Plans Second Third	155994-STL-XX-XX-DR-A-PL-0071 PL-002	
14 July 2025		
Plot 7 Plans Fourth Roof	155994-STL-XX-XX-DR-A-PL-0072 PL-002	
14 July 2025		
Plot 7 Illustrative Proposed Elevation	155994-STL-XX-XX-DR-A-PL-0081	
PL-003 11 August 2025		
Proposed Site Ground Floor Plan	155994-STL-XX-XX-DR-A-PL-0010 REV	
PL-004 11 November 2025		
Proposed Site First Floor Plan	155994-STL-XX-XX-DR-A-PL-0011- REV	
PL-003 23 October 2025		
Proposed Site Roof Plan	155994-STL-XX-XX-DR-A-PL-0016- REV PL-003	
23 October 2025		
Plot 6 Stacked Plans	155994-STL-XX-XX-DR-A-PL-0020- REV PL-004	
11 November 2025		
Plot 7 Stacked Plans	155994-STL-XX-XX-DR-A-PL-0021-REV PL-003	
23 October 2025		
Context Street Elevations I	155994-STL-XX-XX-DR-A-PL-0030- REV PL-004	
23 October 2025		
Context Street Elevations II	155994-STL-XX-XX-DR-A-PL-0031-REV	
PL-003 23 October 2025		
Context Site Sections	155994-STL-XX-XX-DR-A-PL-0035- REV PL-002	
14 July 2025		

Context Site Sections II	155994-STL-XX-XX-DR-A-PL-0036- REV PL-003	
23 October 2025		
3D Street Views I	155994-STL-XX-XX-DR-A-PL-0040- REV PL-004	
23 October 2025		
3D Street Views II	155994-STL-XX-XX-DR-A-PL-0041- REV PL-004	
23 October 2025		
Plot 6 Proposed Ground & First Floor	155994-STL-XX-XX-DR-A-PL-0060-	
REV PL-004	11 November 2025	
Plot 6 Proposed Elevations Front & Rear	155994-STL-XX-XX-DR-A-PL-	
0065- REV PL-003	23 October 2025	
Plot 7 Proposed Ground & First Floor	155994-STL-XX-XX-DR-A-PL-0070-	
REV PL-003	23 October 2025	
Plot 7 Proposed Elevations I	155994-STL-XX-XX-DR-A-PL-0075- REV	
PL-004	23 October 2025	
Plot 7 Proposed Elevations II	155994-STL-XX-XX-DR-A-PL-0076- REV	
PL-004	23 October 2025	
Integral Species Provision	155994-STL-XX-XX-DR-A-PL-0090- REV PL-001	
23 October 2025		

Landscape

Tree Pit Details	155994-STL-XX-XX-DR-L-09400 REV PL02	13
January 2025		
Tree Pit In Planter	155994-STL-XX-XX-DR-L-09401 REV PL02	13
January 2025		
Outline Soft Landscape Specification	155994-STL-XX-XX-SP-L-SP001	
REV PL02	13 January 2025	
Soft Materials Palette	155994-STL-XX-XX-SP-L-SP003 REV PL04	
13 January 2025		
Soft Materials Palette	155994-STL-XX-XX-SP-L-SP004 REV PL04	
13 January 2025		
Proposed Landscape General Arrangement Plan	155994-STL-XX-XX-	
DR-L-09001 REV PL06	23 October 2025	
Proposed Landscape Masterplan	155994-STL-XX-XX-DR-L-09002	
REV PL05	23 October 2025	
Proposed Soft Landscape Site Plan	155994-STL-XX-XX-DR-L-09040	
REV PL05	23 October 2025	
Proposed Soft Landscape Details Plot 7	155994-STL-XX-XX-DR-L-	
09041 REV PL05	23 October 2025	
Proposed Soft Landscape Details Plot 6	155994-STL-XX-XX-DR-L-	
09042 REV PL05	23 October 2025	
Proposed Hard Landscape Plan	155994-STL-XX-XX-DR-L-09060 REV PL05	
23 October 2025		
Proposed Boundary Treatment Plan	155994-STL-XX-XX-DR-L-09080	
REV PL05	23 October 2025	
Proposed Planting Sections	155994-STL-XX-XX-DR-L-09300 REV PL05	
23 October 2025		

Proposed Tree Pit Detail	155994-STL-XX-XX-DR-L-09402 REV PL01
23 October 2025	
Proposed Soft Planting Palette	155994-STL-XX-XX-SP-L-SP002
REV PL05	23 October 2025

Highways

Planning Condition Areas	SK220	23 October 2025
Visibility Splay Pedestrian Crossing	SK100 REV A	23
October 2025		

Drainage

Below Slab Foul Water Draining Plans Plot 6	0056119-BHE-XX-DR-
C-3101 P01	13 January 2025
Below Slab Foul Water Draining Plans Plot 7	0056119-BHE-XX-DR-
C-3102 P01	13 January 2025
Foul Water Drainage	0056119-BHE-XX-DR-C-3100 P01
13 January 2025	
Surface Water Drainage Plans	0056119-BHE-XX-DR-C-3110 P01
13 January 2025	
Surface Water Drainage Plans Plot 6	0056119-BHE-XX-DR-C-3111 P01
13 January 2025	
Surface Water Drainage Plans Plot 7	0056119-BHE-XX-DR-C-3112 P01
13 January 2025	
Storm and Foul Water Drainage General Arrangement	0056119-BHE-
XX-DR-C-3150 P01	13 January 2025
Drainage Typical Details 01	0056119-BHE-XX-DR-C-3700 P01
13 January 2025	
Drainage Typical Details 02	0056119-BHE-XX-DR-C-3701 P01
13 January 2025	
Drainage Typical Details 03	0056119-BHE-XX-DR-C-3702 P01
13 January 2025	
Drainage Typical Details 04	0056119-BHE-XX-DR-C-3703 P01
13 January 2025	
Drainage Typical Details 05	0056119-BHE-XX-DR-C-3704 P01
13 January 2025	

Item No.	Application No.	Address
2	25/02735/FUL	Bath Fire Station, Bathwick Street, Bathwick, Bath, BA2 6PU

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Following undertaking and submission of a scheme of Historic Building Recording, revise condition no. 6 – Historic Building Recording to state:

“Prior to the commencement of development, the Applicant shall submit the completed Historic Building Recording report (Bath Fire Station, Bathwick Street, Bath – Level 3 Historic Building Recording BBHC Report No. 18145 by Bristol & Bath Heritage Consultancy dated November 2025) to the local Historic Environment Record (HER) and OASIS online database of archaeological projects.

Reason: The development involves demolition of a building of historic significance which is a non-designated heritage asset. Recording of the building prior to demolition is necessary to document the building, its history, architecture, features and historic significance that will be lost following development, so that an understanding of the local architectural, social and cultural value of the site is preserved in accordance with Policy HE1 of the Bath & North East Somerset Local Plan.”

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Update Condition 28 – Plans List to reflect the updated list of drawings including a correction to the development site red line boundary to accurately reflect the Title Plan held by the Land Registry. The updated list of drawings shall read as follows:

Site Location Plan November 2025	AFRS12-BDP-XX-XX-PL-A-910000 P04	14
Existing Site Plan November 2025	AFRS12-BDP-XX-XX-PL-A-910001 P05	14
Existing Floor Plans 2025	AFRS12-BDP-XX-XX-PL-A-200201 P05	10 July
Existing Elevations 2025	AFRS12-BDP-XX-XX-PL-A-200202 P05	10 July
Demolition Ground Floor Plan November 2025	AFRS12-BDP-XX-00-PL-A-040001 P06	14
Demolition Scoping Plan November 2025	AFRS12-BDP-XX-00-PL-A-040002 P02	14
Proposed Site Plan November 2025	AFRS12-BDP-XX-XX-PL-A-910101 P05	14
Proposed Site Plan Ground Floor 14 November 2025	AFRS12-BDP-XX-00-PL-A-200101 P21	
Proposed Site Plan First Floor 14 November 2025	AFRS12-BDP-XX-01-PL-A-200101 P20	

Proposed Second Floor Plan November 2025	AFRS12-BDP-XX-02-PL-A-200101 P18	14
Proposed Roof Plan November 2025	AFRS12-BDP-XX-03-PL-A-200101 P17	14
Proposed Front & Rear Elevations 200001 P11 20 October 2025	AFRS12-BDP-XX-XX-EL-A-	
Proposed Side Elevations October 2025	AFRS12-BDP-XX-XX-EL-A-200002 P12	20
Proposed Elevations Wall Recess Details 210002 P03 20 October 2025	AFRS12-BDP-XX-XX-EL-A-	
Proposed Plans & Elevations Drill Tower 260000 P02 20 October 2025	AFRS12-BDP-XX-XX-PL-A-	
Proposed Landscape Scoping Plan P06 14 November 2025	AFRS12-BDP-XX-XX-PL-A-940001	
Proposed Soft Landscaping Plan 14 November 2025	AFRS12-BDP-XX-XX-PL-L-940002 P05	
Proposed Sections I October 2025	AFRS12-BDP-XX-XX-SE-A-200001 P09	20
Proposed Sections II October 2025	AFRS12-BDP-XX-XX-SE-A-200002 P09	20
Refuse Strategy November 2025	AFRS12-BDP-XX-XX-PL-A-080001 P07	14
Cycle Parking Strategy November 2025	AFRS12-BDP-XX-XX-PL-A-080002 P08	14
Car Parking Strategy November 2025	AFRS12-BDP-XX-XX-PL-A-080004 P06	14
Security Strategy 2025	AFRS12-BDP-XX-XX-PL-A-680001 P07	10 July

Item No.	Application No.	Address
3	25/01546/FUL	Leigh House Trust Health Centre 1 Wells Road Westfield

Clarification on the recent history of the use of the building:

The building is currently vacant. Over the years the building has had several commercial uses including offices and storage for various charity organizations. Originally owned by Leigh House Trust Ltd, known tenancies included Swan 1997-2000 and the last known tenancies being a charity called 'People' from June 2022 and a 'Baby bank' from April 2022, both vacated the building in early 2025. The businesses have now relocated or closed. The basement was used for storage and 2 rooms on ground floor were used as offices. Leigh House Trust Ltd went into receivership on 28/05/24 and it was agreed to sell the building.

The applicants wish for the following letter to be presented to the committee members.
Received 13th November 2025.

Dear Committee Members,

Thank you very much for taking the time to visit Leigh House.

Please feel free to explore the property at your leisure. However, as it remains an active building site, I would like to remind you to take care while moving around. Certain areas contain loose floorboards and other potential hazards, so please proceed with caution.

Before you begin your tour, I would be grateful if you could take a moment to read these notes, which outline my intentions for the future of the property.

I have sold both my personal residence and another property in order to acquire Leigh House and carry out the necessary works, so I am deeply invested—both personally and financially—in its restoration and future. In the short term, I will be residing in the upstairs apartment that will be created in accordance with the approved plans. During this period, my intention is to provide high-quality yet affordable accommodation for

hard-working young professionals. This arrangement is temporary and reflects my current personal circumstances.

In the longer term, my vision is to return Leigh House to use as a single private dwelling. The building's layout and character lend themselves naturally to this purpose, and my ultimate goal is to restore it sensitively and thoughtfully as a home of distinction. This approach will ensure that the historic integrity and unique features of the property are preserved while allowing it to serve as a comfortable and functional residence for years to come.

Throughout the property, you will find images illustrating the proposed design, layout, and standard of finish to be achieved upon completion. My aim is to restore Leigh House with care and respect for its heritage while ensuring it meets the practical needs of modern living.

I hope you enjoy your visit.

With kind regards,

Richard Lewitt

Item No.	Application No.	Address
4	25/01499/FUL	56 Stonehouse Lane, Combe Down, Bath, Bath And North East Somerset, BA2 5DW

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1. Insert the following section before 'Relevant Planning History':

Reasons for Reporting to Committee

The application has been reported to Committee as it was called in by the Ward Councillor who stated: "Should officers be minded to approve this application, I respectfully urge its referral to the committee for further consideration. There are several concerns include highway safety, potential overdevelopment, environmental harm, disruption to residential amenity, and the impact on parking."

In line with the Council's Scheme of Delegation the application was referred to the Chair of the Planning Committee, who stated:

"Thank you very much for the report regarding application 25/01499/FUL for 56 Stonehouse Lane. I appreciate the detailed information. After reviewing it, I believe this application would greatly benefit from further scrutiny at the committee level."

In addition, the Vice Chair commented:

"Having reviewed the application and explored the street on google maps and looked at the comments I feel that this should be a committee consideration and determination."

2. In relation the the Relevant Planning History section, in the interest of clarity, it is highlighted that application 13/01038/FUL remains extant as one of the three dwellings permitted (59 Stonehouse Lane) has been constructed. As such, the other two dwellings permitted under that scheme can be built out on the site. The extant nature of this permission is a material consideration and has been considered as such by Officers, although ultimately the current proposal was found to be acceptable on its own merits.

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In the interest of clarity, the Urban Design comments were provided prior to the submission of the revised plans and do not relate to the present iteration of the design proposals.

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In relation to the statement that 'Full details of finished floor levels shall be secured by condition.' it has been highlighted to Officers that these are comprehensively

indicated on the following submitted plans - 484.P.011 P2 PLOTS 1 AND 2 BLOCK PLAN, 484.P.012 P2 PLOTS 3 AND 4 BLOCK PLAN and 484.P013.P4 PLOTS 5 AND 6 BLOCK PLAN. These details have been reviewed and are considered to be acceptable. As such, the aforementioned statement and the corresponding condition (8. Existing and Proposed Levels (Pre-commencement)) on Page 182 can be omitted and the numbering of conditions thereafter updated accordingly.

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Update wording of condition 6 – Contaminated Land - Investigation and Risk Assessment to instead read:

“6. Contaminated Land - Investigation and Risk Assessment (Pre-commencement)

No development shall commence, except for ground investigations and demolition, required to undertake such investigations, until a risk assessment and if necessary, site investigation of the nature and extent of contamination on site and its findings has been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. The assessment must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and shall include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- o human health,
- o property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- o adjoining land,
- o groundwaters and surface waters,
- o ecological systems,
- o archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

Reason: In order to ensure that the land is suitable for the intended uses and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors and in accordance with policy PCS5 of the Bath and North East Somerset Local Plan Partial Update and chapter 15 of the National Planning Policy Framework. This is a pre-commencement condition because the initial works comprising the development have the potential to uncover harmful contamination.”

It has been reasoned that the potential for contamination is from an historic source and the site has been occupied for residential purposes in the intervening period. Investigations have been undertaken in relation to other developments on parts of the site and it has been found acceptable for domestic use. Whilst the period since the previous investigations is over 10 years, the land has been used as domestic gardens and there has been no cause for further contamination. There is not considered to be an in principle need for further investigation to be undertaken if the reporting expert concludes that there is no increased risk and can complete an assessment without further investigation. Condition 25 – Unexpected Contamination serves as a catch-all if unexpected contamination is revealed during the works.

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As outlined above, delete condition no. 8 - Existing and Proposed Levels (Pre-commencement). Update numbering thereafter accordingly.