

**BATH AND NORTH EAST SOMERSET COUNCIL**  
**PLANNING COMMITTEE**  
**17th December 2025**  
**DECISIONS**

<b>Item No:</b>	01	
<b>Application No:</b>	22/01370/FUL	
<b>Site Location:</b>	Parcel 4234, Combe Hay Lane, Combe Hay, Bath	
<b>Ward:</b> Bathavon South	<b>Parish:</b> Combe Hay	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Creation of new allotments including associated facilities and landscaping, including access serving the allotments.	
<b>Constraints:</b>	Colerne Airfield Buffer, Agric Land Class 1,2,3a, Policy B4 WHS - Indicative Extent, Policy CP8 Green Belt, Policy CP9 Affordable Housing, MOD Safeguarded Areas, Policy NE1 Green Infrastructure Network, Policy NE2 AONB, Policy NE2A Landscapes and the green set, Policy NE3 SNCI, Ecological Networks Policy NE5, Strategic Nature Areas Policy NE5, SSSI - Impact Risk Zones,	
<b>Applicant:</b>	Countryside Properties	
<b>Expiry Date:</b>	31st July 2024	
<b>Case Officer:</b>	Chris Griggs-Trevarthen	

**DECISION REFUSE**

1 The proposed allotments and associated infrastructure, including the communal shed and 1.8m high fencing, would fail to preserve the openness of the Green Belt and therefore represent inappropriate development. Very special circumstances have not been demonstrated to clearly outweigh the harm to the Green Belt, along with the other harms identified. The proposed development is therefore contrary to the development plan, in particular policy CP8 of the Core Strategy and policy LCR9 of the Placemaking Plan, and is also contrary to chapter 13 of the National Planning Policy Framework.

2 The proposed allotments, through the introduction of a 1.8m high fence, communal shed and other allotment paraphernalia would fail to conserve or enhance the natural beauty of the Cotswolds National Landscape. The proposed development is therefore contrary to the development plan, in particular policies NE2 of the Local Plan Partial Update and policy LCR9 of the Placemaking Plan, chapter 15 of the National Planning Policy Framework and the duty under s85 of the Countryside and Rights of Way Act 2000.

3 The proposed allotments would adversely affect the Fuller's Earth Works-Southstoke Complex Site of Nature Conservation Interest (SNCI). The importance of the development and its need for that particular location is insufficient to override the value of the habitat effected. The proposed development is therefore contrary to the development plan, in particular policy NE3 of the Local Plan Partial Update.

**PLANS LIST:**

050-5-2-DR-5003-S4-P13 Landscape Proposals  
3050-5-2-DR-5002-S4-P13 General Arrangement  
3050-5-2-DR-5000-S4-P6 Site Location Plan

In determining this application the Local Planning Authority considers it has complied with the aims of paragraph 39 of the National Planning Policy Framework. The application was recommended for approval but was refused by the planning committee for the reasons given.