

**BATH AND NORTH EAST SOMERSET COUNCIL**

**Planning Committee**

**21<sup>st</sup> January 2026**

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

**ITEMS FOR PLANNING PERMISSION**

<b>Item No.</b>	<b>Application No.</b>	<b>Address</b>
1	25/03496/FUL	22 Tynning Road Saltford Bath And North East Somerset BS31 3HL

The following revised documentation has been received by the Local Planning Authority (on 13<sup>th</sup> January 2026). This was after the publishing of the committee report.

- Revised Biodiversity Net Gain Metric
- BNG Update Note (Keyne Ecology)
- Arboricultural Report (Revision B)

The BNG metric and update note take account of the additional tree planting now proposed. This reduces the deficit in BNG slightly, though the 10% will still need to be delivered offsite. This documentation does not necessitate an amendment to the planning conditions.

The Arboricultural Report (Revision B) now proposes appropriate Tree Protection measures a method statement. This therefore negates the need for Condition 4. Officers therefore recommend this is now removed. Condition 16 secures compliance with the submitted report. This will become Condition 15 when Condition 4 is removed.

<b>Item No.</b>	<b>Application No.</b>	<b>Address</b>
2	25/02637/FUL	Barn Bailbrook Lane Lower Swainswick Bath

Minor corrections and clarifications for the committee report are noted below:

### **Representations**

To be inserted after 'Objection and comments' heading:

*Response to certain specific third-party points raised are addressed within square brackets directly after.*

Within 'Objection and comments section' replace:

*Sewerage system is currently overloaded. [This is not a relevant planning consideration for 1 additional dwelling]*

With the following text:

*Sewerage system is currently overloaded. [The building, currently in use as an office and agricultural store, is likely currently connected to the sewerage system. Change of use to one single dwelling is very unlikely to have a material impact on sewerage system capacity. Therefore, only very limited weight is accorded to this matter.]*

### **Policies/Legislation:**

Delete following paragraph and reference to s72 to clarify that the application site falls outside Bath Conservation Area, which is located south of the site:

#### **CONSERVATION AREAS:**

*In addition, there is a duty placed on the Council under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act to pay special attention to the preservation or enhancement of the character of the surrounding Conservation Area.*

### **Officer Assessment:**

The following corrections are made to the 'Officer Assessment' section:

Delete the following from the 'HERITAGE, DESIGN, CHARACTER AND APPEARANCE' paragraph

*There is a duty placed on the Council under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act to pay special attention to the preservation or enhancement of the character of the surrounding conservation area. Policy HE1 requires development that has an impact upon a heritage asset, whether designated or non-designated, to enhance or better reveal its significance and setting. In respect of conservation areas, it states that development within conservation area's will only be permitted where it will preserve or enhance those elements which contribute to the special character or appearance of the conservation area.*

Replace with:

*Policy HE1 requires development that has an impact upon a heritage asset, whether designated or non-designated, to enhance or better reveal its significance and setting. In respect of conservation areas, it states that development affecting the setting of a conservation area will only be permitted where it will preserve or enhance those elements which contribute to the special character or appearance of the conservation area.*

Delete 'and legislation' at the end of this section's second paragraph.

Within 'TILTED BALANCE' section, delete the following text:

*Were committee disagree with the officer's assessment about compliance with the development plan, the Council's lack of a 5 year housing land supply would mean that the tilted balance is engaged and that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the framework taken as a whole.*

#### **Conditions:**

Typographical errors in conditions 2 and 4 corrected.

Following conditions added with condition 6 (Plans List) becoming condition 10:

#### **6. Removal of Permitted Development Rights - No extensions or alterations (Compliance)**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no extension, external alteration or enlargement of the dwelling(s) or other buildings hereby approved shall be carried out unless a further planning permission has been granted by the Local Planning Authority.

Reason: The introduction of extensions requires detailed consideration by the Local Planning Authority to ensure they do not result in unacceptable harm to the character and appearance of the area, visual amenity and/or openness of the Green Belt in accordance with policy CP8 of the Core Strategy, policy D2 and GB1 of the Placemaking Plan, policy GB3 of the Local Plan Partial Update and part 13 of the NPPF.

#### **7. Removal of Permitted Development Rights - No outbuildings (Compliance)**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no garages or other free standing buildings shall be erected within the curtilage of the dwelling(s) hereby approved, other than those expressly authorised by this permission, unless a further planning permission has been granted by the Local Planning Authority.

Reason: The introduction of curtilage buildings requires detailed consideration by the Local Planning Authority to ensure they do not result in unacceptable harm to the character and appearance of the area, visual amenity and/or openness of the Green Belt in accordance with policy CP8 of the Core Strategy, policy D2 and GB1 of the Placemaking Plan, policy GB3 of the Local Plan Partial Update and part 13 of the NPPF.

### **8. Removal of Permitted Development Rights - No Windows (Compliance)**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows, external doors, roof lights or openings, other than those shown on the plans hereby approved, shall be formed in the dwelling, hereby approved, at any time unless a further planning permission has been granted.

Reason: To safeguard the character, appearance of the area, as well as the visual amenity and openness of the Green Belt in accordance with policy CP8 of the Core Strategy, D2 and GB1 of the Placemaking Plan, policy GB3 of the Local Plan Partial Update and part 13 of the NPPF.

### **9. Implementation of Landscaping Scheme (Bespoke Trigger)**

All tree and hedgerow planting shall be carried out in accordance with the details shown on the below approved drawing. The works shall be carried out prior to occupation of the dwelling, hereby approved, or in accordance with the programme of implementation agreed in writing with the Local Planning Authority.

Location and Block Plan, F179 25 201 H

Any trees or plants indicated on the approved scheme which, within a period of 10 years from the date of the development being completed, die, are removed or become seriously damaged or diseased shall be replaced during the current or first available planting season with other trees or plants of species, size and number as originally approved unless the Local Planning Authority gives its written consent to any variation. All hard and soft landscape works shall be retained in accordance with the approved details for the lifetime of the development.

Reason: To maintain and enhance the environmental quality and visual amenity of the area and Green Belt in accordance with policy D2 of the Placemaking Plan, policy GB3 of the Local Plan Partial Update and part 13 of the NPPF.

Plans List:

Substitution of dwg F179 25 201 H with following:

15 Jan 2026            F179 25 201 I            LOCATION AND BLOCK PLAN

Silver Beech trees replaced with Whitebeam in response to pollen related hay fever issue raised by third party.