

**BATH AND NORTH EAST SOMERSET COUNCIL**  
**PLANNING COMMITTEE**  
**21st January 2026**  
**DECISIONS**

|                          |   |
|--------------------------|---|
| <b>Item No:</b>          | 01  |
| <b>Application No:</b>   | 25/03496/FUL  |
| <b>Site Location:</b>    | 22 Tynning Road, Saltford, Bath And North East Somerset, BS31 3HL   |
| <b>Ward:</b> Saltford    | <b>Parish:</b> Saltford   |
|                          | <b>LB Grade:</b> N/A  |
| <b>Application Type:</b> | Full Application  |
| <b>Proposal:</b>         | Demolition of existing bungalow and construction of 5No. new bungalows including new access road off Tynning Road.  |
| <b>Constraints:</b>      | Colerne Airfield Buffer, Saltford Airfield 3km buffer, Agric Land Class 1,2,3a, Policy CP3 Solar and Wind Landscape Pote, Policy CP9 Affordable Housing, Housing Development Boundary, MOD Safeguarded Areas, NRN Woodland Strategic Networ Policy NE5, SSSI - Impact Risk Zones, |
| <b>Applicant:</b>        | Mrs Sandy Vear  |
| <b>Expiry Date:</b>      | 23rd January 2026   |
| <b>Case Officer:</b>     | Isabel Daone  |

**DECISION REFUSE**

**1 Impact to Character**

The proposals will result in an overdevelopment of the site with a quantum of development that results in a cramped layout and lack of green and amenity space, contrary to the character of the locality. The development is therefore in conflict with policies D2 and D7 of the Bath and North East Somerset Placemaking Plan.

**2 Harm to Residential Amenity**

The proposals, by virtue of the proposed layout, quantum and siting, will result in a loss of privacy and overbearing impact which will cause significant harm to the neighbouring occupiers. The lack of outdoor amenity space will harm the amenities of future occupiers. The proposals are therefore contrary to policy D6 of the Bath and North East Somerset Placemaking Plan.

**PLANS LIST:**

This decision relates to the following plans:

924/24/05N PROPOSED SITE PLAN  
924/24/06C BUNGALOW A1 PLANS  
924/24/07C BUNGALOW A1 ELEVATIONS  
924/24/08C BUNGALOW B2 PLANS  
924/24/09C BUNGALOW B2 ELEVATIONS

924/24/10B BUNGALOW C PLANS  
924/24/11C BUNGALOW C ELEVATIONS  
924/24/12B SURFACE WATER DRAINAGE PLAN  
924/24/13A BUNGALOW A2 PLANS  
924/24/14A BUNGALOW A2 ELEVATIONS  
924/24/15A BUNGALOW B1 PLANS  
924/24/16A BUNGALOW B1 ELEVATIONS

All received 18th December 2025

01A LOCATION PLAN

Received 4th September 2025

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 proposal was considered unacceptable for the reasons given and having regard to the need to avoid unnecessary delay the Local Planning Authority moved forward and issued its decision.

### **Community Infrastructure Levy**

You are advised that as of 6 April 2015, the Bath & North East Somerset Community Infrastructure Levy (CIL) Charging Schedule came into effect. Whilst the above application has been refused by the Local Planning Authority please note that CIL applies to all relevant planning permissions granted on or after this date. Thus any successful appeal against this decision may become subject to CIL. Full details are available on the Council's website [www.bathnes.gov.uk/cil](http://www.bathnes.gov.uk/cil)

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| <b>Item No:</b>             | 02  |
| <b>Application No:</b>      | 25/02637/FUL  |
| <b>Site Location:</b>       | Barn, Bailbrook Lane, Lower Swainswick, Bath  |
| <b>Ward:</b> Bathavon North | <b>Parish:</b> Batheaston   |
|                             | <b>LB Grade:</b> N/A  |
| <b>Application Type:</b>    | Full Application  |
| <b>Proposal:</b>            | Change of use and conversion of a barn into a single dwellinghouse (C3 Use Class).  |
| <b>Constraints:</b>         | Article 4 Bath Demolition Wall, Article 4 Reg 7: Estate Agent, Article 4 HMO, Colerne Airfield Buffer, Agricultural Land Classification, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, Conservation Area, Policy CP3 Solar and Wind Landscape Pote, Policy CP8 Green Belt, Policy CP9 Affordable Housing, MOD Safeguarded Areas, Policy NE2 AONB, Policy NE2A Landscapes and the green set, Ecological Networks Policy NE5, NRN Woodland Strategic Network Policy NE5, Neighbourhood Plan, All Public Rights of Way Records, SSSI - Impact Risk Zones, |
| <b>Applicant:</b>           | Mr Rob Fox  |
| <b>Expiry Date:</b>         | 23rd January 2026   |
| <b>Case Officer:</b>        | Ben Burke   |

## **DECISION PERMIT**

### **1 Standard Time Limit (Compliance)**

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 (as amended) and to avoid the accumulation of unimplemented planning permission.

### **2 Parking (Compliance)**

The areas allocated for parking and turning on approved location and block plan drawing referenced F179 25 201H shall be kept clear of obstruction and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

Reason: To ensure sufficient parking and turning areas are retained at all times in the interests of amenity and highways safety in accordance with policy D6 of the Bath and North East Somerset Placemaking Plan and policy ST7 of the Bath and North East Somerset Local Plan Partial Update and the Transport and Development Supplementary Planning Document.

### **3 Removal of External Staircase (pre-occupation)**

The existing external staircase shall be removed prior to occupation of the dwelling hereby approved.

Reason: To ensure the proposal complies with the terms of the application and in the interests of the character and appearance of the area.

#### **4 Bicycle Storage (Pre-occupation)**

No occupation of the development shall commence until the bicycle store detailed on approved drawing F179 25 302 has been provided in accordance with this drawing. Thereafter, the bicycle storage shall be retained and maintained for the lifetime of the development.

Reason: To secure adequate off-street parking provision for bicycles and to promote sustainable transport use in accordance with policy ST7 of the Bath and North East Somerset Local Plan Partial Update and the Transport and Development Supplementary Planning Document.

#### **5 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.

#### **6 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.

#### **7 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.

### **8 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 I

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.

### **9 Plans List (Compliance)**

The development/works hereby permitted shall only be implemented in accordance with the plans as set out in the plans list.

Reason: To define the terms and extent of the permission.

#### **PLANS LIST:**

|             |               |  |
|-------------|---------------|--|
| 15 Jan 2026 | F179 25 201 I | LOCATION AND BLOCK PLAN                  |
| 05 Nov 2025 | F179 25 301F  | PLANS AND ELEVATIONS                     |
| 04 Jul 2025 | F179 25 302A  | BIKE STORE PLANS AND ELEVATIONS PROPOSED |

#### **Condition Categories**

The heading of each condition gives an indication of the type of condition and what is required by it. There are 4 broad categories:

Compliance - The condition specifies matters to which you must comply. These conditions do not require the submission of additional details and do not need to be discharged.

Pre-commencement - The condition requires the submission and approval of further information, drawings or details before any work begins on the approved development. The condition will list any specific works which are exempted from this restriction, e.g. ground investigations, remediation works, etc.

Pre-occupation - The condition requires the submission and approval of further information, drawings or details before occupation of all or part of the approved development.

Bespoke Trigger - The condition contains a bespoke trigger which requires the submission and approval of further information, drawings or details before a specific action occurs.

Please note all conditions should be read fully as these headings are intended as a guide only.

Where approval of further information is required you will need to submit an application to Discharge Conditions and pay the relevant fee via the Planning Portal at [www.planningportal.co.uk](http://www.planningportal.co.uk) or post to Planning Services, Lewis House, Manvers Street, Bath, BA1 1JG.

### **Permit/Consent Decision Making Statement**

In determining this application the Local Planning Authority considers it has complied with the aims of paragraph 39 of the National Planning Policy Framework.

### **Biodiversity Net Gain - Exempt/Not required**

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are set out in the Biodiversity Gain Requirements (Exemptions) Regulations 2024 and The Environment Act 2021 (Commencement No. 8 and Transitional Provisions) Regulations 2024.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is/are considered to apply.

### **Responding to Climate Change (Informative):**

The council is committed to responding to climate change. You are advised to consider sustainable construction when undertaking the approved development and consider using measures aimed at minimising carbon emissions and impacts on climate change.

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| <b>Item No:</b>          | 03   |
| <b>Application No:</b>   | 25/04547/TCA   |
| <b>Site Location:</b>    | 4 Meadow View, Radstock, Bath And North East Somerset, BA3 3QT   |
| <b>Ward:</b> Radstock    | <b>Parish:</b> Radstock  |
|                          | <b>LB Grade:</b> N/A   |
| <b>Application Type:</b> | Tree Works Notification in Con Area  |
| <b>Proposal:</b>         | Front garden:<br><br>Red Cedar - reduce height by up to 2m.<br><br>Regenerating stump by front door - remove.<br><br>Mixed hedge ( a line of conifers and shrubs) - trim by about a metre. |
| <b>Constraints:</b>      | Conservation Area,   |
| <b>Applicant:</b>        | Cllr Eleanor Jackson   |
| <b>Expiry Date:</b>      | 5th January 2026   |
| <b>Case Officer:</b>     | Mark Cassidy   |

**DECISION** NO OBJECTION

|                          |   |
|--------------------------|---|
| <b>Item No:</b>          | 04  |
| <b>Application No:</b>   | 25/04609/TCA  |
| <b>Site Location:</b>    | Audley House , Park Gardens, Lower Weston, Bath   |
| <b>Ward:</b> Weston      | <b>Parish:</b> N/A  |
|                          | <b>LB Grade:</b> II   |
| <b>Application Type:</b> | Tree Works Notification in Con Area   |
| <b>Proposal:</b>         | G1- 4 no Western Red Cedar, crown reduce by approximately 6-7m in height to allow more light to Beech and Atlas Cedar<br>G2-2 no Leylandii trees, crown reduce by approximately 3m in height and 1-1.5m on sides<br>G3-3 no Lawson Cypress, section fell as close to ground level as possible, to allow more light to Yew hedge |
| <b>Constraints:</b>      | Conservation Area,  |
| <b>Applicant:</b>        | Hodge   |
| <b>Expiry Date:</b>      | 12th January 2026   |
| <b>Case Officer:</b>     | Mark Cassidy  |

**DECISION** NO OBJECTION