

qry_Analysis of Chair referral cases 1.10.25 - 31.12.25

Application no	ADDRESS	PROPOSAL	Decision Level	Decision Date	Status	Notes
25/02605/VAR	Great Barn Court Block TwoDane's LaneKeynshamBath And North East Somerset	Variation of conditions 4 (Archaeology Post Excavation and Publication), 10 (Construction Management Plan), 17 (Landscape) and 18 (Plans List) of application 24/04399/VAR (Variation of conditions 5 (Investigation and Risk Assessment), 8 (Materials - Submi	COMMDC	23-Oct-25	PERMIT	Aequus is a council owned company so it goes to committee.
25/02735/FUL	Bath Fire StationBathwick StreetBathwickBathBA2 6PU	Erection of fire station, offices and drill tower with revised access, car parking, landscaping and associated ancillary works following demolition of existing fire station, offices and drill tower	COMMDC	12-Dec-25	PERMIT	Application was referred for decision by Committee by Bathwick Ward Councillor Toby Simon
23/03559/LBA	Bath Recreation GroundPulteney MewsBathwickBathBath And North East SomersetBA2 4DS	Listed building consent for demolition of existing unlisted Clubhouse and its removal from curtilage listed wall structure (northern boundary), and construction of permanent North Stand within curtilage of listed wall structure and Presidents Lounge.	COMMDC	24-Nov-25	CON	Called in by Cllr Rigby. Significant proposal and is of sufficient widespread interest
23/03558/EFUL	Bath Recreation GroundPulteney MewsBathwickBathBath And North East SomersetBA2 4DS	Full planning application for demolition of existing Clubhouse, west stand retained wall, and ancillary structures. Removal of all existing temporary structures.Phased comprehensive redevelopment to provide a new sporting, cultural and leisure stadium wi	COMMDC	25-Nov-25	PERMIT	Called in by Cllr Rigby. Significant proposal and is of sufficient widespread interest
22/01370/FUL	Parcel 4234Combe Hay LaneCombe HayBathBath And North East Somerset	Creation of new allotments including associated facilities and landscaping, including access serving the allotments.	COMMDC	18-Dec-25	RF	Call-in request from Cllr. Fiona Gourley
25/02249/FUL	Parcel 0047Ferney Leaze LaneFarmboroughBathBath And North East Somerset	Erection of an agricultural livestock building, and new access and field track (Part-retrospective).	CHAIR	06-Oct-25	PERMIT	Chair referral delegated decision

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25/03469/FUL	Beeches Old Midford Road Midford Bath Bath And North East Somerset BA2 7DQ	Erection of single and two-storey extensions to rear and side of house following demolition of conservatory. Proposed open air swimming pool and pool building.	CHAIR	05-Nov-25	PERMIT	Chair referral delegated decision
25/02306/FUL	Corbiere Woollard Lane Whitchurch Bristol Bath And North East Somerset BS14 0QR	Erection of front and side extensions, dormer windows and extension of roof height following demolition of existing garage.	CHAIR	05-Nov-25	PERMIT	Chair referral delegated decision
24/00219/FUL	Minerva House Lower Bristol Road Twerton Bath Bath And North East Somerset BA2 9ER	Change of use from offices (use class E) to 11 no. student cluster flats (Sui Generis) comprising 52 no. bedspaces, conversion of ground floor undercroft car park to habitable accommodation, external alterations, bin store and cycle parking outbuildings	CHAIR	11-Nov-25	PERMIT	Chair referral delegated decision
25/03193/VAR	19 Shakespeare Avenue Bear Flat Bath Bath And North East Somerset BA2 4RF	Variation of condition 2 of application 24/01132/FUL (Erection of single storey rear/side extension.) granted on 14/06/2024 (Retrospective)	CHAIR	13-Nov-25	PERMIT	Chair referral delegated decision
25/03663/OUT	Moret Hursley Hill Publow Bristol Bath And North East Somerset BS14 0QZ	Outline permission with some matters reserved for the erection of 1no. self build dwelling and associated parking.	CHAIR	14-Nov-25	PERMIT	Chair referral delegated decision
25/03611/FUL	The Granary Southstoke Lane South Stoke Bath Bath And North East Somerset	Change of use and operational development to provide extended office accommodation (Class E(g) within existing storage building.	CHAIR	17-Nov-25	PERMIT	Chair referral delegated decision

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24/03182/FUL	Parcel 3573Bath HillWellowBathBath And North East Somerset	Formation of a new private vehicle track leading to the proposed dwelling from Bath Hill and the associated change of use of agricultural land to private residential.	CHAIR	18-Nov-25	RF	Chair referral delegated decision
25/02642/FUL	12 Severn WayKeynshamBath And North East SomersetBS31 1NU	Erection of 4 new bedroom self-build dwelling and associated works.	CHAIR	18-Nov-25	PERMIT	Chair referral delegated decision
24/03907/FUL	Land North Of 8 Old Pit TerraceCoombendRadstockBath And North East Somerset	Erection of one bedroom dwelling with car parking space following demolition of existing garage and outbuilding.	CHAIR	25-Nov-25	PERMIT	Chair referral delegated decision
23/02012/FUL	Unit 1-4Wells RoadLyncombeBathBath And North East Somerset	Demolition of existing commercial industrial building and development of a new 4-storey mixed-use building, comprising 2 no. commercial units (hybrid use class E and B8 uses) and residential co-living use (sui generis) including 77 no. studios with ancill	COMMDC	07-Nov-25	PERMIT	Chair referral to committee. Co-living is a new concept to Bath and North East Somerset with more in the pipeline and will be of much interest to the Committee. In addition, the concerns of the ward members regarding the scale of development and orientation, relative connectivity to the Wells Road and Lower Bristol Road, loss of trees and impact on heritage assets plus the World Heritage Site garners much for discussion. Please refer to the Planning Committee.
25/01551/FUL	54 Uplands RoadSaltfordBath And North East SomersetBS31 3HN	Erection of fence and shed (Retrospective)	COMMDC	23-Oct-25	PERMIT	Chair referral to committee. Given that this application appears to be quite controversial within the local neighbourhood, I believe it would be best for it to come to the committee for further discussion and review.
25/01499/FUL	56 Stonehouse LaneCombe DownBathBath And North East SomersetBA2 5DW	Erection of 6 no. 2-3 storey dwellings and associated access, drainage and hard/soft landscape works following demolition of 2 no existing houses	COMMDC	21-Nov-25	RF	Chair referral to committee. I appreciate the detailed information. After reviewing it, I believe this application would greatly benefit from further scrutiny at the committee level.

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25/02948/FUL	Tregonhawke Packhorse Lane South Stoke Bath Bath And North East Somerset BA2 7DW	Widen existing balcony	COMMDC	23-Oct-25	PERMIT	Chair referral to committee. I've taken a closer look at the application and, although it appears straightforward at first glance, I believe there are some underlying objection issues that need further examination. Given the circumstances, I feel it would be prudent for the committee to review this matter. It's important to ensure that all aspects are thoroughly considered and any objections are addressed appropriately.
23/04552/FUL	Central Garage 93 Bristol Road Whitchurch Bristol Bath And North East Somerset BS14 0PS	Demolition of existing garage building and erection of a commercial unit (Use Class E) with two flats above (Use Class C3).	COMMDC	21-Nov-25	PERMIT	Chair referral to committee. This is a very well put together report. Considering the sensitive nature and location of this application, I believe it would be more appropriate for it to be reviewed by the committee via a site visit. Therefore, I am referring this to the committee.
25/01546/FUL	Leigh House Trust Health Centre 1 Wells Road Westfield Bath And North East Somerset BA3 3RN	Change of use from Office and Storage (E) to a large House of Multiple Occupancy (HMO) (sui generis)	COMMDC	21-Nov-25	PERMIT	Chair referral to committee. While it appears to be policy compliant and the two Radstock Councillors haven't called this in, Councillor Jackson's arguments have swayed me. Given the local sensitivities surrounding this issue, I believe it would be best to refer this to the committee for further consideration.
25/02732/FUL	Windyridge High Street Wellow Bath Bath And North East Somerset BA2 8QA	Erection of 3 bed dwelling on land to the front of Windyridge, associated landscape works, and modification to existing drive entrance.	COMMDC	23-Oct-25	PERMIT	Parish Council comment contrary to officer recommendation to refuse.