

**BATH AND NORTH EAST SOMERSET COUNCIL**

**Planning Committee**

**18<sup>th</sup> March 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.	25/04124/FUL	26 Wedgwood Road, Whiteway Bath BA2 1NX

HMO Density has been re-calculated to 9.2%, down from 9.9%.

<b>Item No.</b>	<b>Application No.</b>	<b>Address</b>
2.	25/04417/FUL	Rainbow Wood House Widcombe Hill, Widcombe, BA2 6AX

Updated wording to quoted legislation:

### Green Belt

NPPF Paragraphs 153. sets out that, when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness.

### Conservation Area

By virtue of sections 72(1) and (2) of the LBA 1990, in determining a planning application with respect to any building or other land in a conservation area "special attention shall be paid to the desirability of preserving or enhancing the character or appearance" of the conservation area.

### Landscape

As such, the development is found to conserve the landscape character in this location, complying with policy NE2 of the Local Plan Partial Update, policy NE2A of the Placemaking Plan and part 15 of the NPPF.

### Conclusion

It is therefore considered that the proposal complies with the development plan as a whole, and the proposal is recommended for approval.

<b>Item No.</b>	<b>Application No.</b>	<b>Address</b>
3.	25/04673/FUL	Lansdown Close, College Road, Lansdown, Bath BA1 5RR

Updated wording to relevant planning history section:

Planning application 06/03401/FUL, later renewed under 09/04523/REN for the erection of a two bedroom, single storey ancillary house following demolition of existing outbuilding/potting shed). This was however never built.

Ecology:

*'it would be advisable for the applicant's ecologist to double check whether the correct habitat categories have been entered into the metric. Should any revisions be necessary it is anticipated these would be minor and will not materially affect the ecology advice for this scheme.'*

Update: notwithstanding that this would not materially affect the ecological conclusion, the categories have been amended, and this is now correct. Officers consider that the baseline is sufficiently accurate.