

BATH AND NORTH EAST SOMERSET COUNCIL

PLANNING COMMITTEE

15th April 2026

DECISIONS

Item No:	01	
Application No:	25/03757/EFUL	
Site Location:	Eastern Sports Field, Sports Training Village, University Of Bath Campus, Claverton Down	
Ward: Bathwick	Parish: N/A	LB Grade: N/A
Application Type:	Full Application with an EIA attached	
Proposal:	Full planning application for the delivery of student accommodation with associated vehicular, pedestrian and cycle access, internal highways, car parking (including reconfiguration of an existing parking area), cycle parking, green and blue infrastructure (including drainage features and soft landscape planting), hard landscaping, boundary treatment, new and replacement external lighting, ancillary infrastructure (including storage, substations, pumping stations, photovoltaic panels, and internal and external plant), ground remodelling, and two padel courts	
Constraints:	Article 4 HMO, Colerne Airfield Buffer, Agricultural Land Classification, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, Policy CP3 Solar and Wind Landscape Pote, Policy CP9 Affordable Housing, Policy LCR5 Safeguarded existg sport & R, LLFA - Flood Risk Management, MOD Safeguarded Areas, Policy NE1 Green Infrastructure Network, Policy NE2 AONB, Policy NE2A Landscapes and the green set, Policy NE3 SNCI 200m Buffer, Ecological Networks Policy NE5, Strategic Nature Areas Policy NE5, NRN Woodland Strategic Networ Policy NE5, Other Please specify, Placemaking Plan Allocated Sites, SSSI - Impact Risk Zones, Tree Preservation Order,	
Applicant:	The University Of Bath	
Expiry Date:	17th April 2026	
Case Officer:	Isabel Daone	

DECISION Delegate to PERMIT subject to Section 106 Agreement and Secretary of State referral

Item No:	02
Application No:	23/00429/FUL
Site Location:	Charmydown Barn, Charmydown Lane, Swainswick, Bath
Ward: Bathavon North	Parish: St. Catherine LB Grade: II
Application Type:	Full Application
Proposal:	Internal and external alterations and extension to existing barn in connection with conversion to a residential dwellinghouse (use class C3). To also include reprofiling of east field, hard and soft landscaping, installation of drainage and effluent pipes, and creation of pond with decks
Constraints:	Colerne Airfield Buffer, Agric Land Class 1,2,3a, Policy B4 WHS - Indicative Extent, Policy CP8 Green Belt, Policy CP9 Affordable Housing, Policy LCR5 Safeguarded existg sport & R, 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, All Public Rights of Way Records, SSSI - Impact Risk Zones, Policy ST8 Safeguarded Airport & Aerodro,
Applicant:	Dormie Holdings Ltd
Expiry Date:	29th March 2023
Case Officer:	David MacFadyen

DECISION PERMIT

Item No:	03
Application No:	23/00430/LBA
Site Location:	Charmydown Barn, Charmydown Lane, Swainswick, Bath
Ward: Bathavon North	Parish: St. Catherine LB Grade: II
Application Type:	Listed Building Consent (Alts/exts)
Proposal:	Internal and external alterations and extension to existing barn in connection with conversion to a residential dwellinghouse (use class C3). To also include reprofiling of east field, hard and soft landscaping, installation of drainage and effluent pipes, and creation of pond with decks
Constraints:	Colerne Airfield Buffer, Agric Land Class 1,2,3a, Policy B4 WHS - Indicative Extent, Policy CP8 Green Belt, Policy CP9 Affordable Housing, Policy LCR5 Safeguarded existg sport & R, 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, All Public Rights of Way Records, SSSI - Impact Risk Zones, Policy ST8 Safeguarded Airport & Aerodro,
Applicant:	Dormie Holdings Ltd
Expiry Date:	29th March 2023
Case Officer:	David MacFadyen

DECISION CONSENT

Item No:	04
Application No:	25/04283/FUL
Site Location:	12 Cameley Green, Twerton, Bath, Bath And North East Somerset
Ward: Twerton	Parish: N/A LB Grade: N/A
Application Type:	Full Application
Proposal:	Change of use of a 3 bedroom dwellinghouse (Use Class C3) to a 7 bedroom House in Multiple Occupation (HMO) (Sui Generis) with single storey rear extension, associated external and internal alterations, bin store and bike store.
Constraints:	Article 4 HMO, Colerne Airfield Buffer, Agric Land Class 3b,4,5, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, Coal - Standing Advice Area, Policy CP9 Affordable Housing, MOD Safeguarded Areas, Ecological Networks Policy NE5, SSSI - Impact Risk Zones,
Applicant:	Rivers Birtwell
Expiry Date:	16th April 2026
Case Officer:	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 Noise mitigation measures (pre-occupation)

Prior to the occupation of the property as a large scale House in Multiple Occupation (HMO) (Sui Generis), evidence, including photographs, that the proposed soundproofing measures, detailed in section 3 of the below submitted document and shown on the approved drawing below, have been installed shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the measures shall be maintained and retained for the lifetime of the development.

Acoustic South East, Design Review, 12 Cameley Green, ref no. J4125, dated 25/02/2026 Proposed (drawing); Ref 3172, 02; dated Oct 25

Reason: To safeguard the amenities of adjoining occupiers from noise and disturbance in accordance with policy D6 of the Bath and North East Somerset Placemaking Plan.

3 Bicycle and Refuse/Recycling Storage (Pre-occupation)

No occupation of the development shall commence until the bicycle and refuse/recycling stores have been provided in accordance with the below approved drawing. The stores shall be retained permanently thereafter.

Proposed; 3172, 02; dated Oct 25

Reason: To secure adequate off-street parking provision for bicycles and to promote sustainable transport use in accordance with Policy ST7 of Local Plan Partial Update. In addition, to provide for suitable storage and management of refuse and recycling in the interests of amenity compliant with policy D6 of the Placemaking Plan.

4 EPC C rating (pre-occupation)

Prior to the occupation of the building as a large scale House in Multiple Occupation (HMO) (Sui generis), an EPC C rating certificate shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure the property achieves an EPC C rating in accordance with policy H2 of the Local Plan partial Update.

5 Restriction to 7 occupants (compliance)

The House in Multiple Occupation (HMO) (Sui Generis), hereby approved, shall be restricted to 7 occupants.

Reason: To safeguard the amenity of the local residents in accordance with policy D6 of the Placemaking Plan and policy H2 of the Local Plan Partial Update.

6 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:

05 Nov 2025	3172.01	LOCATION PLAN
05 Nov 2025	3172.02	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 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.

Item No:	05
Application No:	25/04761/FUL
Site Location:	17 Foxcombe Road, Newbridge, Bath, Bath And North East Somerset
Ward: Newbridge	Parish: N/A LB Grade: N/A
Application Type:	Full Application
Proposal:	Change of use from two flats to a single dwelling (C3) to revert to original use.
Constraints:	Article 4 Bath Demolition Wall, Article 4 Reg 7: Estate Agent, Article 4 HMO, Agricultural Land Classification, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, Conservation Area, Policy CP9 Affordable Housing, MOD Safeguarded Areas, Policy NE3 SNCI 200m Buffer, SSSI - Impact Risk Zones,
Applicant:	Mrs Anna Brown
Expiry Date:	17th April 2026
Case Officer:	Paige Moseley

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 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:

This decision relates to the following plans:

- 15 Dec 2025 SITE LOCATION PLAN
- 15 Dec 2025 EXISTING FLOOR PLANS
- 15 Dec 2025 PROPOSED FLOOR PLANS

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.

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 or post to Planning Services, Lewis House, Manvers Street, Bath, BA1 1JG.

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.

Community Infrastructure Levy - General Note for all Development

You are advised that as of 6 April 2015, the Bath & North East Somerset Community Infrastructure Levy (CIL) Charging Schedule came into effect. CIL may apply to new developments granted by way of planning permission as well as by general consent (permitted development) and may apply to change of use permissions and certain extensions. **Before** commencing any development on site you should ensure you are familiar with the CIL process. If the development approved by this permission is CIL liable there are requirements to assume liability and notify the Council **before any development commences**.

Do not commence development until you have been notified in writing by the Council that you have complied with CIL; failure to comply with the regulations can result in surcharges,

interest and additional payments being added and will result in the forfeiture of any instalment payment periods and other reliefs which may have been granted.

Community Infrastructure Levy - Exemptions and Reliefs Claims

The CIL regulations are non-discretionary in respect of exemption claims. If you are intending to claim a relief or exemption from CIL (such as a "self-build relief") it is important that you understand and follow the correct procedure **before** commencing **any** development on site. You must apply for any relief and have it approved in writing by the Council then notify the Council of the intended start date **before** you start work on site. Once development has commenced you will be unable to claim any reliefs retrospectively and CIL will become payable in full along with any surcharges and mandatory interest charges. If you commence development after making an exemption or relief claim but before the claim is approved, the claim will be forfeited and cannot be reinstated.

Full details about the CIL Charge including, amount and process for payment will be sent out in a CIL Liability Notice which you will receive shortly. Further details are available here: www.bathnes.gov.uk/cil. If you have any queries about CIL please email cil@BATHNES.GOV.UK

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.

Item No:	06
Application No:	25/02196/OUT
Site Location:	Parcel 5378, Hallatrow Road, Paulton, Bristol
Ward: Paulton	Parish: Paulton LB Grade: N/A
Application Type:	Outline Application
Proposal:	Outline permission for the erection of a care home (Use Class C2), access, car parking, servicing and other associated works, with consideration of layout, scale, and access.
Constraints:	Agric Land Class 1,2,3a, Coal - Standing Advice Area, Contaminated Land, Policy CP3 Solar and Wind Landscape Pote, Policy CP9 Affordable Housing, Policy GDS1 Site Allocations, Housing Development Boundary, LLFA - Flood Risk Management, Policy M1 Minerals Safeguarding Area, Policy NE2A Landscapes and the green set, NRN Grassland Strategic Netwo Policy NE5, SSSI - Impact Risk Zones,
Applicant:	Muller Property Group
Expiry Date:	24th December 2025
Case Officer:	Danielle Milsom

DECISION Delegate to PERMIT subject to Section 106 Agreement

Item No:	07
Application No:	25/03500/FUL
Site Location:	15 Milsom Street, City Centre, Bath, Bath And North East Somerset
Ward: Kingsmead	Parish: N/A LB Grade: II
Application Type:	Full Application
Proposal:	Repairs to roof and installation of PV panels and AOV rooflights
Constraints:	Article 4 Bath Demolition Wall, Article 4 Bath Office Conversion, Article 4 Reg 7: Estate Agent, Article 4 HMO, Colerne Airfield Buffer, Agricultural Land Classification, Policy B2 Bath Central Area, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, Conservation Area, Policy CP12 Bath City Centre, Policy CP9 Affordable Housing, Policy CR3 Primary Shopping Areas, Listed Building, MOD Safeguarded Areas, Policy NE1 Green Infrastructure Network, Policy NE3 SSCI 200m Buffer, SSSI - Impact Risk Zones,
Applicant:	Mr Ben Kimber
Expiry Date:	31st October 2025
Case Officer:	Laura Batham

DECISION PERMIT

Item No:	08
Application No:	25/03501/LBA
Site Location:	15 Milsom Street, City Centre, Bath, Bath And North East Somerset
Ward: Kingsmead	Parish: N/A LB Grade: II
Application Type:	Listed Building Consent (Alts/exts)
Proposal:	External works for repairs to roof and installation of PV panels and AOV rooflights
Constraints:	Article 4 Bath Demolition Wall, Article 4 Bath Office Conversion, Article 4 Reg 7: Estate Agent, Article 4 HMO, Colerne Airfield Buffer, Agricultural Land Classification, Policy B2 Bath Central Area, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, Conservation Area, Policy CP12 Bath City Centre, Policy CP9 Affordable Housing, Policy CR3 Primary Shopping Areas, Listed Building, MOD Safeguarded Areas, Policy NE1 Green Infrastructure Network, Policy NE3 SSCI 200m Buffer, SSSI - Impact Risk Zones,
Applicant:	Mr Ben Kimber
Expiry Date:	31st October 2025
Case Officer:	Laura Batham

DECISION CONSENT

Item No:	09
Application No:	25/02727/VAR
Site Location:	17 - 18 Milsom Street, City Centre, Bath, Bath And North East Somerset
Ward: Kingsmead	Parish: N/A LB Grade: II
Application Type:	Application for Variation of Condition
Proposal:	Variation of condition 4 (Plans List (Compliance)) of application 23/03107/FUL (Conversion of the upper floors to 4no. residential units.)
Constraints:	Article 4 Bath Demolition Wall, Article 4 Bath Office Conversion, Article 4 Reg 7: Estate Agent, Article 4 HMO, Colerne Airfield Buffer, Agricultural Land Classification, Policy B2 Bath Central Area, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, Conservation Area, Policy CP12 Bath City Centre, Policy CP9 Affordable Housing, Policy CR3 Primary Shopping Areas, Listed Building, MOD Safeguarded Areas, Policy NE1 Green Infrastructure Network, SSSI - Impact Risk Zones,
Applicant:	Aequus Developments Ltd
Expiry Date:	18th September 2025
Case Officer:	Laura Batham

DECISION PERMIT

Item No:	10
Application No:	25/02725/VAR
Site Location:	17 - 18 Milsom Street, City Centre, Bath, Bath And North East Somerset
Ward: Kingsmead	Parish: N/A LB Grade: II
Application Type:	Application for Variation of Condition
Proposal:	Variation of conditions 2 (Shop front adaptation (Bespoke Trigger)) 3 (Replacement internal doors (Bespoke Trigger)) 4 (Fireplaces (Bespoke Trigger)) 5 (New Window Details (Bespoke Trigger)) 6 (Insulation (Bespoke Trigger)) 7 (Secondary Glazing Details (Bespoke Trigger)) 8 (Service Details (Bespoke Trigger)) and 9 (Plans List (Compliance)) of application 23/03108/LBA (Internal alterations to convert the upper floors into 4no. residential units.)
Constraints:	Article 4 Bath Demolition Wall, Article 4 Bath Office Conversion, Article 4 Reg 7: Estate Agent, Article 4 HMO, Colerne Airfield Buffer, Agricultural Land Classification, Policy B2 Bath Central Area, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, Conservation Area, Policy CP12 Bath City Centre, Policy CP9 Affordable Housing, Policy CR3 Primary Shopping Areas, Listed Building, MOD Safeguarded Areas, Policy NE1 Green Infrastructure Network, SSSI - Impact Risk Zones,
Applicant:	Aequus Developments Ltd
Expiry Date:	18th September 2025
Case Officer:	Laura Batham

DECISION CONSENT

Item No:	11
Application No:	26/00993/TPO
Site Location:	Holy Trinity Church , Church Street, Paulton, Bristol
Ward: Paulton	Parish: Paulton LB Grade: IISTAR
Application Type:	Tree Works subject to TPO
Proposal:	Copper Beech, ID number 171585-Fell, tree is diseased
Constraints:	Tree Preservation Order,
Applicant:	Bath And North East Somerset Council
Expiry Date:	8th May 2026
Case Officer:	Jane Brewer

DECISION CONSENT

0 The tree(s) to be felled shall be replaced by another tree(s) in a position and of a size and species to be first agreed in writing by the Local Planning Authority before the end of the next planting season.

If, within a period of two years from the date of planting, the tree (or any other tree planted in replacement for it) is removed, uprooted or destroyed or dies, another tree of the same size and species shall be planted at the same place, or in accordance with any variation for which the local planning authority give their consent.

A replacement planting of one Quercus robur at size 14-16 cm girth is to be planted in a location to be first agreed in the church grounds within 1 year of the date of felling.

Item No:	12	
Application No:	26/00605/TCA	
Site Location:	Flat 2, Meriden, Weston Road, Lower Weston	
Ward: Weston	Parish: N/A	LB Grade: II
Application Type:	Tree Works Notification in Con Area	
Proposal:	Acer palmatum T1 - crown reduce by 1-1.5m.	
Constraints:	Conservation Area,	
Applicant:	Ms Colette Hoepli	
Expiry Date:	30th March 2026	
Case Officer:	Jane Brewer	

DECISION NO OBJECTION