

BATH AND NORTH EAST SOMERSET COUNCIL

Planning Committee

13th May 2026

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

ITEMS FOR PLANNING PERMISSION

Item No.	Application No.	Address
3	26/00802/PIP	Land To East Of Providence Bungalow Frome Road Radstock Bath And North East Somerset

Update to page 92, paragraph 5, to reference correct address and Conservation Area:

This application relates to the land east of Providence Bungalow, accessed from Maple Rise, within Radstock. The site lies within the Radstock Conservation Area. The application seeks permission in principle for 2 dwellings.

Update to page 93, paragraph 2:

The primary issue to therefore consider is the whether the proposed location is suitable for residential development for, in this case, the development of two dwellings. All other matters such as site layout, design and appearance, residential amenity, highway safety/access/parking, ecology, trees etc. should be considered at the Technical Details Consent stage.

Additional paragraph added to the end of location section page 94:

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 desirability of preserving or enhancing the character or appearance of the conservation area. In this case by virtue of the design, scale, massing, position and the external materials of the proposed development it is considered that the development would at least preserve the character and appearance of this part of the Conservation Area and its setting. The proposal accords with policy CP6 of the Core Strategy, policy HE1 of the Placemaking Plan, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act and Part 16 of the NPPF.

Item No.	Application No.	Address
4	25/02702/FUL	39 High Bannerdown Batheaston Bath Bath And North East Somerset BA1 7JZ

Revised and additional drawings:

1964_040B NORTH ELEVATION
 1964_041B EAST ELEVATION
 1964_042B SOUTH ELEVATION
 1964_043B WEST ELEVATION
 1964_050B SECTION AA
 1964_054A PROPOSED FOOTHPATH VIEW
 1964_055A PROPOSED SITE SECTION
 1964_056 ENTRANCE SITE SECTION
 1964_070 FOOTPATH VISUALS
 1964_071 STREET SCENE VISUALS

Item No.	Application No.	Address
5	24/02755/FUL	Stanton Court, Bromley Road, Stanton Drew, Bristol, Bath And North East Somerset

- On pages 120, 127 and 128 the duty in respect of Conservation Areas should state “*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 desirability of preserving or enhancing the character or appearance of the conservation area.*”
- In the third paragraph of page 128 – “ensure” should be “ensuite”.

Item No.
6

Application No.
24/02756/LBA

Address
Stanton Court, Bromley
Road, Stanton Drew, Bristol,
Bath And North East
Somerset

- On pages 149, 153 and 154 the duty in respect of Conservation Areas should state “*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 desirability of preserving or enhancing the character or appearance of the conservation area.*”
- On page 149 the duty in respect of Listed Buildings should state “There is a duty under Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 in considering whether to grant listed building consent for any works to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

Item No.
7

Application No.
26/00256/FUL

Address
High Hall, The Street,
Cmpton Martin, Bristol, Bath
And North East Somerset

- On pages 163 the duty in respect of Conservation Areas should state “*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 desirability of preserving or enhancing the character or appearance of the conservation area.*”