

qry_Analysis of Chair referral cases 1.10.24 - 31.12.24

24/03605/FUL	51 Ambleside RoadSouthdownBathBath And North East SomersetBA2 2LP	Change of use from Dwelling House (C3) to HMO (C4) and internal alterations	COMMDC	19-Dec-24	PERMIT	Called to committee by Cllr Steve Hedges and Cllr Joel Hirst.
24/02396/FUL	Redwood House 65 Bristol RoadKeynshamBath And North East SomersetBS31 2WB	Extension and conversion of existing building from office to 9no 2bed apartments, with associated works, including bin and bike storage.	CHAIR	03-Oct-24	PERMIT	Chair referral delegated decision
24/02213/FUL	3 Wallenge DrivePaultonBristolBath And North East SomersetBS39 7PX	Erection of two storey side extension, including car port.	CHAIR	07-Oct-24	RF	Chair referral delegated decision
24/00715/FUL	Strathmore Staunton LaneWhitchurchBristolBath And North East SomersetBS14 0QL	Technical details consent application following approval of PIP (23/01535/PIP) for the erection of a single dwelling.	CHAIR	12-Nov-24	PERMIT	Chair referral delegated decision
24/03190/FUL	7 Beech RoadSaltfordBath And North East SomersetBS31 3BE	Erection of a garage and landscape works.	CHAIR	27-Nov-24	PERMIT	Chair referral delegated decision
24/02917/FUL	131 WellswayKeynshamBS31 1JA	Proposed front and rear dormer construction to facilitate loft conversion with internal alterations and changes to fenestration and external materials at ground floor.	CHAIR	06-Dec-24	PERMIT	Chair referral delegated decision
24/02429/FUL	12 Corfe CrescentKeynshamBath And North East SomersetBS31 1AQ	Erection of single storey side extension and fence (retrospective).	CHAIR	06-Dec-24	PERMIT	Chair referral delegated decision
24/03950/FUL	12 Willow GreenMoorlandsBathBath And North East SomersetBA2 2DW	Change of use from 2bed Residential Dwelling (C3) to 3bed House of Multiple Occupancy (C4).	CHAIR	20-Dec-24	PERMIT	Chair referral delegated decision
23/02539/OUT	Meadow View Middle StreetEast HarptreeBristolBath And North East SomersetBS40 6BB	Erection of a detached property with associated parking, to follow demolition of existing store structure (Outline Application with All Matters Reserved).	CHAIR	20-Dec-24	PERMIT	Chair referral delegated decision
24/03840/FUL	15 Albert AvenuePeasedown St JohnBathBath And North East SomersetBA2 8JB	Infill development comprising erection of 1no. residential dwelling	CHAIR	24-Dec-24	RF	Chair referral delegated decision
24/01202/FUL	The HolliesHillcrestPensfordBristolBath And North East SomersetBS39 4AU	Erection of 3 bedroom bungalow on the gardens of The Hollies.	COMMDC	21-Nov-24	RF	Chair referral to committee. The Officer's recommendation is noted, but this application has generated significant public interest and has the support of the Parish Council. Whilst no demonstrable special circumstances appear to justify a new dwelling in the greenbelt, it is noted that the site abuts the housing boundary for Pensford and would warrant discussion to consider the sustainability of the proposal both in terms of the heating system and location.

24/02425/VAR	2 MayfieldsKeynshamBath And North East SomersetBS31 1BW	Variation of condition 11 (Plans List (Compliance)) of application 21/05172/VAR (Variation of condition 11 (Plans List) of application 19/00590/FUL (Erection of 4no flats on land adjacent to 2 Mayfields)).	COMMDC	21-Nov-24	PERMIT	Chair referral to committee. I believe that Section 73 applications can be confusing to members of the public insofar as they relate to an amendment to previously approved plans. Whilst this proposal will create two front dormers which without prejudice will serve no purpose other than for proposed aesthetic reasons, I do believe that to vary a variation of condition worthy of consideration by the Committee to provide a greater understanding of the boundaries and remits of what can be considered.
24/01371/FUL	37 Gaston AvenueKeynshamBath And North East SomersetBS31 1LR	Erection of new fencing and replacement gates.	COMMDC	21-Nov-24	PERMIT	Chair referral to committee. I note Keynsham Town Council's views and do feel that the potential impact this proposed enclosure may have on neighbouring properties and the character of the surrounding area should be given further consideration.
24/01360/FUL	14 Kenilworth CloseKeynshamBath And North East SomersetBS31 2PB	Erection of three bedroom house to follow removal of existing two storey extension.	COMMDC	21-Nov-24	PERMIT	Chair referral to committee. Noting the objection of Keynsham Town Council and those twelve other objections, whilst the volume of objections is no reason in itself to refer the application to committee, it will be of interest to members of the committee to discuss whether despite the advice that the replacement building will maintain the existing character or whether by virtue of the fact the development would form a new dwelling that it could constitute overdevelopment.
24/03722/FUL	22 Grange RoadSaltfordBath And North East SomersetBS31 3AG	Erection of two storey extension and garage with single storey rear extension following demolition of existing garage. External works to provide for carriage driveway with additional access to Grange Road and associated hard landscaping.	COMMDC	19-Dec-24	RF	Chair referral to committee. The character of this part of Grange Road is one of large, detached dwellings located within generous curtilages that are reasonably well spaced from their neighbours. Overall, the character of the area is one of mid 20th Century styles of architecture, but each house is varied in its overall design and appearance yet retaining a common theme. The Parish Council's concerns about the potential impact on number 20 is acknowledged. As the two storey side extension will be built on the boundary of the adjacent property, the Committee may wish to discuss the potential amenity implications on those neighbours and how this may affect the overall streetscene.

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24/01826/FUL	14 Manor RoadSaltfordBath And North East SomersetBS31 3DL	Erection of a 2-bed dormer bungalow adjacent to No.14 Manor Road, including forming a new access onto Claverton Road.	COMMDC	21-Nov-24	PERMIT	Chair referral to committee. The site is within the housing policy boundary of Saltford but not just given the level of public interest and the views of the Parish Council, it is considered that this application should be considered and debated in public to discuss what impact this proposed dwelling may have on the character of the surrounding area.
24/02198/FUL	Ij McGill Transport LtdUnity Road Northern PartKeynshamBath And North East SomersetBS31 1FU	Change of use of the existing building to provide an indoor electric go-karting centre (sui generis use) with associated installation of plant, and signage.	COMMDC	19-Dec-24	RF	Chair referral to committee. The views of one of the ward members and the Town Council are acknowledged as is the mix of views both in support and against this proposed change of use. We must support the reuse of any redundant commercial space if policy allows, but mindful of the amenity and highway concerns but also the potential economic and leisure benefits, it is considered that this application would be best determined by the Committee.
24/03655/FUL	530 WellswayBathBath And North East SomersetBA2 2UD	Change of use from 3 bedroom dwelling (Use Class C3) to 4 bedroom House in Multiple Occupation (HMO) (Use Class C4) to include minor internal reconfiguration. Removal of rear fence to create additional off road parking space and installation of four bay c	COMMDC	19-Dec-24	PERMIT	Chair referral to committee. The ward members continually raise objection to the effectiveness of Policy H2 and the criteria set out in the supplementary planning documents on Houses in Multiple Occupation insofar as it affects Odd Down. Whilst the officer confirms that the proposal is policy compliant, the Committee may wish to discuss this policy and its current "one size fits all" approach, which applies across the whole district rather than the overall impact such change of uses may have upon specific residential neighbourhoods.
24/01160/FUL	11 Richmond RoadBeacon HillBathBath And North East SomersetBA1 5TU	Erection of 1no 3 bed dwelling on land to the rear of 11 Richmond Road.	COMMDC	25-Oct-24	RF	Chair referral to committee. This is a contemporary development in a backland setting necessitating the subdivision of a suburban garden and warrants review by the Committee.
24/04115/TCA	Lindley North RoadBathwickBathBath And North East SomersetBA2 6HW	T1 Eucalyptus - reduce crown by 2-3m.	COMMDC	19-Dec-24	NOOBJ	The notification is associated with a member of staff.
24/04122/TCA	1 Cambridge PlaceWidcombe HillWidcombeBathBath And North East SomersetBA2 6AB	T1 Strawberry Tree- Reduce the width of the lower crown over the boundary to the West by 2m.	COMMDC	19-Dec-24	NOOBJ	The notification is associated with an elected member.
24/02867/FUL	Humphreston House The GreenTemple CloudBristolBath And North East SomersetBS39 5BW	Erection of summerhouse.	COMMDC	19-Dec-24	PERMIT	This application is submitted on behalf of a Councillor.