

Report for FoBRA meeting Planning Sub Committee 9th June 2022

Planning Applications

The following is a list of planning applications that have been the subject of objection or comment from FoBRA and their current status:

Dick Lovett Site, Lower Bristol Road (20/03071/EFUL)

Demolition of existing buildings and mixed-use redevelopment of the site comprising the erection of residential units (Class C3); erection of purpose built managed student accommodation (Sui Generis); flexible commercial floorspace (Class E); associated parking; landscaping; improvements to the public realm; and new vehicular access from Lower Bristol Road.

The scheme was approved at Planning Committee on 19/04/22 including a section 106 Agreement of same date (details can be viewed on BaNES planning website)

The scheme provides 316 Build to rent apartments; 727 sq m commercial floorspace(CLASS E); 335 PBSA bed spaces;120 car parking spaces;760 cycle spaces. 30% of the Build to Rent Flats are to be Affordable Housing comprising 48 units at 60% Open Market Rent, and 47 units at 80 % Open market Rent

The Recreation Ground

Three applications were submitted ref 21/05528/VAR; 21/05529/VAR; 21/05530/VAR; all relating to extend the period of the temporary permission of the East Stand. These applications were approved on 11/03/22 allowing the Temporary East Stand in accordance with previous conditions requiring its removal during the summer months until 30th May 2025, with a condition that an up to date Travel Plan is provided and approved within 4 months.

On 19th May 2022 Bath Rugby sent a message to all season ticket holders to complete a survey which is in support of the future development of a new stadium at the Rec AND in support of the recent extension to planning permission for the temporary stands. The survey is all about how fans travel to /from Bath centre to attend matches.

Former Gasworks Site , Bath Riverside.

A joint venture between Berkeley Group and National Grid known as St William has been formed to regenerate underutilised gasworks and gasholder sites.

Public exhibitions were held in February 2022, but contained little detailed information, although this site has apparently the capacity to accommodate approximately 600 -650 new homes alongside public open space, non-residential uses, a sustainable transport route and areas of dedicated ecology. A public exhibition took place over 3 days as follows:

25th May 12noon- 4pm at Green Park Station

26th May 5pm-8pm at Coffee1, Bath Riverside

28th May 11am- 3pm at Green Park Station

The information displayed at the public exhibition and an online feedback form will also be available at www.bathgasworks.com from 25th may 2022

Other Matters

Local Plan Partial Update Options Consultation

Banes website explains what happens next:

- Results of the public consultation will be published on their website.
- Responses received on the Local Plan Partial Update will be submitted alongside the Draft Plan for examination by a planning inspector, appointed by the Secretary of State.
- Project timeline: Local Plan Partial Update: Winter 2021 to 2022
- Plan submission for examination by a planning inspector, appointed by the Secretary of State (Regulation 21): Spring 2022
- Examination hearings: Summer 2022
- Summer 2022 Adoption

Supplementary Planning Documents: the timeline for the next stages for the SPDs can be found in the Council's Local Development Scheme.

The partial update is not a new Local Plan, it is an update of parts of the Core Strategy & Placemaking Plan (together comprising the adopted Local Plan for B&NES). The update will not change the plan period, the spatial strategy or the overall housing requirement of the adopted Core Strategy and Placemaking Plan. The purpose of this Options consultation was to facilitate discussion and generate comment on the options or potential approaches for addressing some of the critical issues facing Bath and North East Somerset. The stages to adoption are:

- Spring 2021: Formal consultation on Draft Partial Update (Regulation 19)
- Autumn 2021: Plan submission for examination by planning inspector, appointed by the Secretary of State (Regulation 21).
- Winter 2021/2022: Examination hearings
- Spring 2022: Adoption

Government Proposed Planning Bill

MPs will vote on a controversial overhaul of England's planning system within the next year, the government has confirmed.

The Planning Bill - announced at the Queen's Speech - aims to stop local opponents blocking development in designated "growth zones".

Ministers said the plan would make it easier to hit house-building targets.

But critics said it would side-line locals - with one rural charity warning of a "free for all for development".

The government also confirmed it intended to make changes to the leasehold system - including new curbs on ground rents - in the coming year.

The measures would be part of a separate Leasehold Reform Bill, which was also outlined by the monarch during her speech to reopen Parliament on Tuesday.

The proposed planning changes would see local officials stripped of their power to assess building applications case-by-case.

Under plans unveiled last summer, local councils in England would instead have to classify all land in their area as "protected", for "renewal", or for "growth".

In protected areas - such as areas of natural beauty, places at risk of flooding, and the green belt - development would generally remain restricted.

But councils would have to look favourably on development in "renewal" areas, whilst in "growth" zones, applications conforming to pre-agreed local plans would automatically gain initial approval.

Ministers are also consulting on a new algorithm to divide the England-wide 300,000 house building target into binding local quotas

PSC comprising Graham Feltham; Jan Molyneux; Michael Wrigley 04/06/2022