

## **Planning Sub Committee report for FoBRA meeting 3<sup>rd</sup> June 2021**

### **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)***

Residential units (Class C3); PBSA(sui generis):Flexible commercial floorspace (Class A1-A5/B1/D1/D20 with new vehicular access from Lower Bristol Road

The decision has been delayed further due to negotiations regarding the level of affordable housing and the developers financial viability assessment. Now pending consideration with a target date of 02/07/2021

#### ***Homebase (20/00259/FUL)***

Application for new care community ( Use Class C2); and offices in Use Class E(g)(i).....Application REFUSED 05/01/2021.

An Appeal by Inquiry was lodged on 11/02/2021

#### ***The Scala/Co-op, Shaftesbury Road, Oldfield Park (20/00552/FUL)***

Application to provide new extensions to improve retail store; new community space; 20 No apartments; student accommodation of 96 bedrooms; residential block (C3) including 12 No one bedroom apartments...a mix of affordable and market.

A revised planning application was submitted on 19/01/2021 and was REFUSED on 07/05/2021, although there no mention was made in the decision regarding the provision of 96 PBSA to be inappropriate in this are, just scale and massing of the proposed building.

Regency Laundry, Lower Bristol Road.(20/03166/FUL)

155No Co-living studios; shared kitchen, living , communal areas totalling 494sqm: 261 sq m co-working space; 155 cycle spaces and 2 carpark spaces.

The decision has been delayed with negotiations continuing regarding provision of affordable housing. A revised offer has been submitted by the developer ( without prejudice) . There remains a fundamental disagreement that Policy C9 applies in the case of co-living schemes.....revised target has not been updated and is still 04/12/2020.

Hartwells Garage, Upper Bristol Road, Newbridge (19/01854/OUT)

This site was refused by the planning committee but the applicants have lodged an appeal which will be determined by the planning inspectorate, with a start date indicated of 09/09/1. However in view of the Locksbrook Road decision and statements made in the Councils case we should not be optimistic about the outcome.

Bristol Airport Appeal

We have objected to Bristol Airports Appeal against NSC's refusal of their planning application to expand the airports throughput of 10ppa to12ppa

Other Matters

Local Plan Partial Update Options Consultation

BaNES the public consultation took place from **7<sup>th</sup> January to 18<sup>th</sup> February 2021** entitled Local Plan Partial Update Options Consultation. (LPPU)

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

### The Rec

The Judge looking at the enforceability of the 1922 covenants has ruled they are enforceable. Bath Rugby have stated that they are still committed to a new stadium at the site , and have submitted an appeal regarding the 1922 covenants which is expected in September 2021.

Graham Feltham for the PSC 25/05/2021