

## **Planning Sub Committee report for FoBRA meeting 14<sup>th</sup> January 2021**

### Planning Applications

The following is a list of planning applications that have been the subject of objection 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 and is now pending consideration with a target date of 12/03 2021

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

Application for new care community ( Use Class C2); and offices in Use Class E(g)(i).....Application Refused

#### *Jubilee Centre,Lower Bristol Road(20/01794/FUL)*

Application Refused

#### *Locksbrook Road Appeal ( 20/00023/FUL)*

It is disappointing to report that the Inspector's decision was to accept the appellant's case in the Locksbrook application. The Inspector was persuaded not only that there is a shortage of student accommodation in the long term, but also of the theoretical argument that more PBSA will mean fewer HMOs. The full report can be found under reference 18/05047/FUL.

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

Application to provide new extensions to improve retail store; new community space; 20No apartments; student accommodation of 96 bedrooms; residential

block (C3)including 12No one bedroom apartments...a mix of affordable and market. Delayed decision with new target date of 12/02/2021.

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 ....target date 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, 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 has commenced a consultation from **7<sup>th</sup> January to 18<sup>th</sup> February 2021** entitled Local Plan Partial Update Options Consultation.

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.

In summary the key proposed elements or scope of the partial update are set out below:

1. The need to update particular policies to help better address the Council's declaration of a Climate Emergency and an Ecological Emergency
2. Update and replenish housing supply in order to ensure the Core Strategy requirement can be met
3. Review and update specific policies to address a number of other issues in the short term
4. Ensure policies reflect changes to national policy and legislation since the Core Strategy and Placemaking Plan were adopted

The purpose of this Options consultation is 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 outlined above and we would like you to be involved in this process.

#### **.How to view the consultation and respond**

Online: The consultation document can be viewed on our website: <https://beta.bathnes.gov.uk/local-plan-partial-update-options-consultation>

Please submit comments online through our consultation portal: <https://consultation.westofengland-ca.gov.uk/bath-north-east-somerset/lppu-options>

By email: Please send us your comments at [local\\_plan2@bathnes.gov.uk](mailto:local_plan2@bathnes.gov.uk)

You can also send written comments to our postal address: Local Plan Options Consultation, Bath & North East Somerset Council, Manvers Street, Bath, BA1 1JG

#### **5G Mast Installation**

Two planning applications for new 5G mast installations have been refused however the Council do not appear to have a coherent policy regarding the roll out of 5G, therefore more pressure needs to be put on the Council to seek a dialogue with the industry to agree a way forward so that Bath can be adequately served with minimum impact on its historical and environmental interests.

Graham Feltham 12<sup>th</sup> January 2021

