

Planning Sub Committee report for FoBRA meeting 11th March 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 05/01/2021.

An Appeal by Inquiry has been lodged on 11/02/2021

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

Application Refused 17/12/2020

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. Pending consideration 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 with negotiations underway regarding provision of affordable housing and loss of employment land.....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 the public consultation took place from **7th January to 18th 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 PSC attended 4 separate webinars dealing with the various categories, and also held a very useful Zoom meeting with Kauro Jacques...Senior Planner, and Alice Nunn on 10/02/2021 in which we were able to explore in greater depth the changes we were promoting in respect of HMO's, PBSA's Climate Change etc. The PSC's detailed response was submitted on 15/02/2021 and can be viewed in full on the FoBRA website.

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.

Graham Feltham for the PSC 08/03/2021