

Planning Sub Committee report for FoBRA meeting 9th September 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 21/10/2021, however a report to the Planning Committee dated 27/08/2021 concludes that the application should be refused because of inadequate off street parking provision.

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 Appeal was allowed on 03/09/2021

The appeal is allowed and planning permission is granted for a new care community (Use Class C2) comprising care residences and care suites and ancillary communal, care and well-being facilities, offices in Use Class E(g)(i) together with associated back of house and service areas, pedestrian and vehicular access, car and cycle parking, landscaping, private amenity space and public open space at the Homebase Site, Pines Way, Westmoreland, Bath, BA2 3ET in accordance with the terms of the application.

The Appeal was allowed on 03/09/2021

20 January 2020,

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.

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 date is shown as 26/08/2021.

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

Appeal Allowed

- The development proposed is in outline with all matters reserved except for access and layout comprising the demolition of the existing buildings on the site; construction of replacement buildings ranging in height from 3 to 5 storeys providing a mixed-use development comprising up to 104 residential units (Class C3 Use), up to 186 student bedrooms (Sui Generis Use), and a commercial retail unit (flexible A1/A3 Use);

formation of new vehicular access from Newbridge Road, construction of new access ramp, and provision of vehicle parking spaces; provision of new shared bicycle and pedestrian sustainable transport route through the site and formation of new access and linkages on the eastern and western boundary; and provision of hard and soft landscaping scheme across entire site.

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 to 12ppa

Other Matters

Local Plan Partial Update Options Consultation

BaNES the public consultation took place from 7th January to 18th February 2021 . This has now been published and is out for public consultation **from 27th August to 8th October with details from BaNES web site as follows:**

We are asking for your views on the 'soundness' and legal compliance (including with the duty to cooperate) of the Regulation 19 (Publication) Local Plan.

In accordance with the National Planning Policy Framework to be found sound the Local Plan has to be positively prepared, justified, effective and consistent with national policy.

Any comments should be made using the Regulation 19 Representation Form.

The Form is in two parts: the first Part A only needs to be completed once and Part B should be completed for each representation made and returned along with a single completed Part A.

All comments must be received by 23.59 on 8th October and submitted online or by post to: Planning Policy Team, Lewis House, Manvers Street, Bath BA1 1JG

Copies of the form are available to download on our website. Along with a Statement of Representation Procedure which gives guidance on submitting representations.

If you are having difficulty in submitting representations please contact planning_policy@bathnes.gov.uk or call 01225 39 40 41 (Option 6)

How to view and respond to the Supplementary Planning Documents consultations

From the 27th August the Supplementary Planning Documents be viewed online here:

<https://beta.bathnes.gov.uk/energy-efficiency-retrofitting-and-sustainable-construction-SPD-consultation>

<https://beta.bathnes.gov.uk/transport-and-development-SPD-consultation>

<https://beta.bathnes.gov.uk/HMO-SPD-consultation>

Separate online forms are available for you to comment on the proposed SPDs

What happens next

This consultation will be open until 8th October 2021. After it has closed, we'll publish the results on our 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

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

Graham Feltham for the PSC 05/09/2021