

Planning Sub Committee report for FoBRA meeting 11th November 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. A new target date of 10/11/2021 has been set, however a report to the Planning Committee dated 27/08/2021 concluded that the application failed to provide an adequate level of off street parking and as no agreeable solution could be found it has been recommended for refusal.

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 02/09/2021

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 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 area, just scale and massing of the proposed building.

An appeal was lodged with a start date of 12/10/2021.

Also a new planning application was lodged on 31/08/2021 (ref: 21/04049/FUL) for the following:

Redevelopment of The Scala site including the demolition of existing extensions and new extensions to improve retail store at ground floor level, provide a new community space and student accommodation (16no bed spaces) at first floor levels. Erection of student accommodation including 72no. student bedrooms and associated ancillary space. Erection of a residential block (C3) including 9 no. apartments. Parking for cars and cycles and associated landscaping (Resubmission).

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 .

The application was refused on 23/09/2021 due to strong economic reasons why the loss of the existing industrial floorspace would be inappropriate.

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

Public consultation **ended on 8th October 2021.**

Banes website explains what happens next:

This consultation will be open until 8th October 2021. After it has closed, they will publish the results 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

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 08/11/2021