

Report for FoBRA meeting Planning Sub Committee 13th JANUARY 2022

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 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.

The latest target date for decision is 17/01/22

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).

Planning Officers Report dated 17/11/21 has a recommendation Delegate to Permit. The target date for decision is 30/11/21

RECOMMENDATION DELEGATE TO PERMIT

1.) Authorise the Head of Legal and Democratic Services to enter into a Section 106 Agreement to secure:

1. A contribution of £104,880 for or towards the enhancement and maintenance of Public Open Space within the Westmoreland, Oldfield, Moorlands and Southdown Wards.
2. Details of management company and operation of the site and open space;
3. Obligations to secure off-site highway works together with funding of the required Traffic Regulation Order together with implementation costs.
4. The phasing of the development to ensure the delivery of the retail unit and community use in the first phase.
5. The provision of fire hydrants on the development where necessary and a financial contribution towards their maintenance for 5 years.
6. Funding and implementation of a car club bay

Planning Conditions

Condition 5 (student management plan) has been updated to reflect current practice and to ensure that it covers all relevant matters relating to the management of the proposed student accommodation. Condition 5 is therefore updated as below:

5. Student Management Plan (Pre-occupation)

The student accommodation hereby approved shall not be occupied until a student management plan has been submitted to and approved in writing by the Local Planning Authority.

The plan shall include the following:

- I. A restriction on the use of the parking spaces by students.
- II. Measures to prevented student occupiers from parking cars within a 1km radius of the site.
- III. The arrangements for student drop off / pick up at the start and end of each University semester.
- IV. Details of refuse storage, management and collection.
- V. Details of site security and access arrangements.
- VI. Details of the 24hr on-site management of the student blocks.
- VII. Contact information for third parties to report student behaviour complaints.

The student accommodation use shall thereafter operate only in accordance with the approved student management plan.

Reason: In the interests of highways safety, residential amenity, to reduce potential noise and disturbance and to ensure the good management of the building in accordance with policies D6, ST7 and Northeast Somerset Placemaking Plan

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.

The Rec

The appeal regarding the enforcement of the covenants has overturned the decision that the covenants were enforceable.

There is no further information with regard to a planning application.

Other Matters

Local Plan Partial Update Options Consultation

Banes website explains what happens next:

Results of the public consultation will be published 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 10/01/2022