

Report for FoBRA meeting Planning Sub Committee 17th March 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 20/02/22 by Planning Committee, however this application was not on the Agenda of the 09/03/22 meeting.

Bristol Airport Appeal

The appeal against refusal of the planning application to expand the airports throughput of 10 million to 12 million passengers a year was granted by the Planning Inspectorate in February 2022 despite opposition to the plans.

The Rec

Three applications were submitted ref 21/05528/VAR; 21/05529/VAR; 21/05530/VAR; all relating to extend the period of the temporary permission of the East Stand. These applications were approved on 11/03/22 allowing the Temporary East Stand in accordance with previous conditions requiring its removal during the summer months until 30th May 2025, with a condition that an up to date Travel Plan is provided and approved within 4 months.

Former Gasworks Site , Bath Riverside.

A joint venture between Berkeley Group and National Grid known as St William has been formed to regenerate under utilised gasworks and gasholder sites.

Public exhibitions were held in February 2022, but contained little detailed information, so we will await a planning application to see exactly what is planned, although this site has apparently the capacity to accommodate approximately 625-675 new homes alongside public open space, non-residential uses, a sustainable transport route and areas of dedicated ecology.

A further public exhibition and consultation activities will take place prior to a planning application later this year.

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

Government Proposed Planning Bill

It has been reported that the Government has scrapped plans for a stand alone Planning Bill to deliver many of the White Paper proposals but will instead tidy up the planning system; which may mean that proposals that would have designated some land for development having deemed planning permission will now be shelved.

Graham Feltham for the PSC 14/03/2022