

Planning Report February 2023

Address of Proposal

Land Next To Woodcote, Church Lane, Limpley Stoke, Wiltshire

Proposal

Erection of a single 4 bedroom dwelling and associated works.

Type of Application

Full Application

Planning Constraints

Agric Land Class 1,2,3a, Colerne Airfield Buffer, Housing Development Boundary, MOD Safeguarded Areas, Neighbourhood Plan, Policy CP8 Green Belt, Policy CP9 Affordable Housing Zones, Policy NE2 AONB, Policy NE5 Ecological Networks, SSSI - Impact Risk Zones

Key points –

- Woodcote is itself a newly built property, built on what was the garden of Rosemary House.
- The plans suggest there is existing hedging along the boundary with Rosemary house, on Rosemary House side. However, this is apparently of little substance so would offer very little screening. As no other boundary treatment is proposed there would be little privacy for occupants of either property.
- The proposal has received 2 objections from neighbours. The key reasons being lose of amenity due to overlooking, the obstruction of views, and the size of the proposed property relative to its plot.

Comments –

- We believe the proposed property is too large for the site.
- Rosemary House's garden could have originally accommodated around 6 smaller properties, and this site could still accommodate 2 smaller ones. Which would be a much more sustainable use of a plot of this size, and provide the smaller houses our Neighbourhood Plan has identified the community requires.
- Given the typography of the site a bungalow might be more appropriate and help resolve a number of the issues raised by the neighbours.

Recommendation –

Object: The proposal is too large for the site, will result in a loss of amenity for the neighbouring properties, is not a sustainable use of a plot of this size which could better accommodate two smaller properties (possibly bungalows), so does not comply with the following Neighbourhood Plan Policies:

Planning and Development Policy

c) Villages Design Statement

New developments: New developments must be mindful of and sensitive to the physical and environmental context of the site and its location. This includes the need for any development to be proportionate both to its site and in relation to its immediate neighbours.

Housing Policy

3.4.03 Given the existing imbalance of the housing stock and the stated housing need, the Plan contemplates that the proposed planning and development policies will bring forward modest sustainable development which is responsive to local need and sufficiently flexible to offer a range of housing accommodation.

Address of Proposal

Fringethorpe , Freshford Lane, Freshford, Bath, Bath And North East Somerset, BA2 7TY

Proposal

Erection of oak framed garage at the front of property.

Type of Application

Full Application

Planning Constraints

Agric Land Class 3b,4,5, Colerne Airfield Buffer, Housing Development Boundary, LLFA - Flood Risk Management, MOD Safeguarded Areas, Policy CP8 Green Belt, Policy CP9 Affordable Housing Zones, Policy NE1 Green Infrastructure Network, Policy NE2 AONB, Policy NE5 Ecological Networks, SSSI - Impact Risk Zones

Key points –

- The property is located outside the Conservation Area but abutting its boundary.
- No objections.
- The garage would be a significant volume to place in front of the house on the main street frontage.
- Policy requires development to “It must sit well in the landscape and not dominate it”.
- The garage will be located in the front right hand side corner of the plot, where there are currently various shrubs, which would help screen the building from the public footpath and highway, and significantly reduce its visual impact on the conservation area. However, the proposal is to remove these shrubs.

Comments –

- The neighbouring property already has a very similar garage at the front of their property. This building does though benefit from being surrounded by hedging and a tree.
- Leaving the shrubs in the SE corner would significantly improve the scheme.

Recommendation –

Comment only: We would like to see the shrubs in the SE corner remain in order to help screen the building and reduce its visual impact on the Conservation Area.

Address of Proposal

The Galleries Shop , Freshford Lane, Freshford, Bath, Bath And North East Somerset, BA2 7UR

Proposal

Installation of 45 solar panels to roof of The Galleries Shop, Freshford Lane, Freshford, Bath, Bath And North East Somerset, BA2 7UR.

Type of Application

Solar Photovoltaics Prior Approval

Planning Constraints

Agric Land Class 1,2,3a, Agric Land Class 3b,4,5, Colerne Airfield Buffer, Housing Development Boundary, LLFA - Flood Risk Management, MOD Safeguarded Areas, Neighbourhood Plan, Policy CP8 Green Belt, Policy CP9 Affordable Housing Zones, Policy NE1 Green Infrastructure Network, Policy NE2 AONB, Policy NE5 Ecological Networks, SSSI - Impact Risk Zones

Key points –

- The site is located outside of the conservation area.
- The majority of the panels will be positioned on the rear of the property, so will have limited visual impact but some will be positioned on the front elevation which can be seen from within the conservation area.
- No details have been provided to show if anything is being done to help mitigate the visual impact, such the type of panels which will be installed, and how will they be mounted?
- The proposal is entirely in keeping with the communities ambition to be a more sustainable community, having declared a Climate and Ecological emergency.

Comments –

- Some might consider the fact these panels might be seen on a community building such as this, located outside of the conservation area, as a positive statement.

Recommendation –

Support.