

**Bath and North East Somerset Council Response to  
Inspector's Initial Matters, Issues and Questions  
(EXAM 4)**

**Matter 3: Housing land supply**

**6 June 2022**

**(Questions 14 and 15)**

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**Bath & North East  
Somerset Council**

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**Improving People's Lives**

## Response to Inspector's Initial Matters, Issues and Questions (EXAM 4)

Please note: Where the Council is proposing modifications to policies or reasoned justifications in the submitted plan these are detailed in the responses as follows:

- **Additional and new text** proposed in **Bold**, **Red** and underlined
- ~~Deleted text~~ proposed in **Red** and ~~strike through~~

(Submitted LPPU changes are shown in **Bold**, underlined and ~~strike through~~ all in **black** text)

### Matter 3: Housing land supply

**Issue: Do the policies of the Plan identify a sufficient supply and mix of sites for the plan period?**

**Q.14 The Council has confirmed in its letter of 7 March 2022 (B&NES 1) that the intention of the Plan is to provide a five-year supply of housing sites on adoption. What is the evidence that there would be a five-year supply of deliverable housing sites on adoption of the Plan as per the requirements of the NPPF?**

B&NES Response:

- 14.1 Paragraph 74 of the NPPF states that local authorities should assess their five-year housing land supply (5YHLS) against the standard method housing figure where policies are over five years old, but footnote 39 goes on to say '*unless the policies have been reviewed and found not to require updating*'. The Council commissioned Opinion Research Services (ORS) to review the housing requirement and their conclusions are set out in their report ([CD-SD027](#)). It is also referred to in the Housing Requirements and Housing Supply Topic Paper topic paper ([CD-SD026](#)). The paper concludes the annual requirement of 722 is still considered appropriate. As the LPPU is a partial update of the Core Strategy and Placemaking Plan and given ORS conclusions the LPPU does not alter the housing requirement and upon adoption the requirement will continue to equate to 722 per annum. Therefore, the 5YHLS will also be assessed against the annual requirement of 722 per annum.
- 14.2 As stated in the Housing Requirements and Housing Supply Topic Paper ([CD-SD026](#)) the Council has experienced a recent period of high over delivery primarily because a number of allocated sites delivered at the same time. This has resulted in the Council carrying a surplus which it is considered should be factored in to the 5YHLS calculation when assessed against the annual requirement of 722 a year (as set out in the Housing Requirements and Housing Supply Topic Paper, see paragraphs 4.20 to 4.28 of [CD-SD026](#)).
- 14.3 The Council conducts its annual survey of housing completions and construction in late March. The latest survey provides the completions data for housing in the district between April 2021 and March 2022. The Council's response to the Inspector's initial questions ([EXAM 1A](#)) set out the deliverable sites as of 1<sup>st</sup> April

2021. As set out in EXAM 1A this information has now been updated to take account of the data from the housing completions survey to provide evidence of a 5YHLS as of 1<sup>st</sup> April 2022. The data has been used to adjust the delivery rates of existing sites in the housing trajectory, alongside information on expected delivery obtained from developers and planning agents. In addition, a number of large sites which gained full permission in the past monitoring year have been added to the trajectory.

- 14.4 Following the information provided to the Inspector in response to the initial questions ([EXAM1](#)) the required delivery proforma (set out in [EXAM1B](#)) has been updated. All sites have been reviewed. The majority of sites within the 5YHLS have full planning permission. For sites that do not have full permission the developer has been contacted to ascertain the anticipated delivery rate. This is detailed in the attached Appendices A and B using the same proforma format used for the Council's response to the initial questions ([EXAM1B](#)).
- 14.5 A list of small site permissions is provided at Appendix C, these sites make up the windfall allowance within the 5YHLS. The windfall allowance within the 5YHLS is the total number of dwellings on extant permissions on small sites which has been divided by five and spread equally across the five years. Beyond the five year supply the windfall allowance is calculated using past trends in delivery and is based on an average of delivery for the previous ten years.
- 14.6 As demonstrated in the latest April 2022 based housing trajectory (CD-HOU009) once the LPPU sites are allocated and anticipated delivery included the Council can show a deliverable supply of 4,246 against a five year requirement of 3,791 (722 x 5 plus 5%). The Council is also carrying a surplus of 842 from the previous six years of over delivery which is factored into the five year supply calculation (see below). This amounts to a 5YHLS of 7.3 which includes a 5% buffer.
- 14.7 As set out above the new allocations from the LPPU have been added to the trajectory. For each site the developer/landowner has been contacted with regards to the anticipated start date and rate of delivery. Based on the information received some sites have been included in the 5YHLS. Some sites are already in the planning (Development Management) system and applications are already being considered. Two sites, Homebase (Policy SB7) and Land at Silver Street (Policy SSV21) have now gained full permission since work on the LPPU began. One of the Keynsham Safeguarded land sites (Policy KE3C) has been considered by the Council's planning committee who have resolved to grant outline permission subject to a S106 agreement.
- 14.8 Due to the addition of recent permissions from the past monitoring year the shortfall for the plan period has reduced. The LPPU replenishes the supply of housing to address the shortfall in a plan-led manner on identified sites. This comprises some additional supply on sites already allocated in the Placemaking Plan, as well as some new site allocations. Primarily these are brownfield sites that

accord with the adopted spatial strategy which remains unchanged as this is a partial update of the Local Plan.

14.9 Taking into account surplus delivery in calculating the 5YHLS (as justified in the Housing Requirements and Housing Supply Topic Paper ([CD-SD026](#))) provides greater flexibility in supply. As set out above and on this basis the attached trajectory shows the Council can demonstrate a 5YHLS of 7.3 years on adoption of the LPPU.

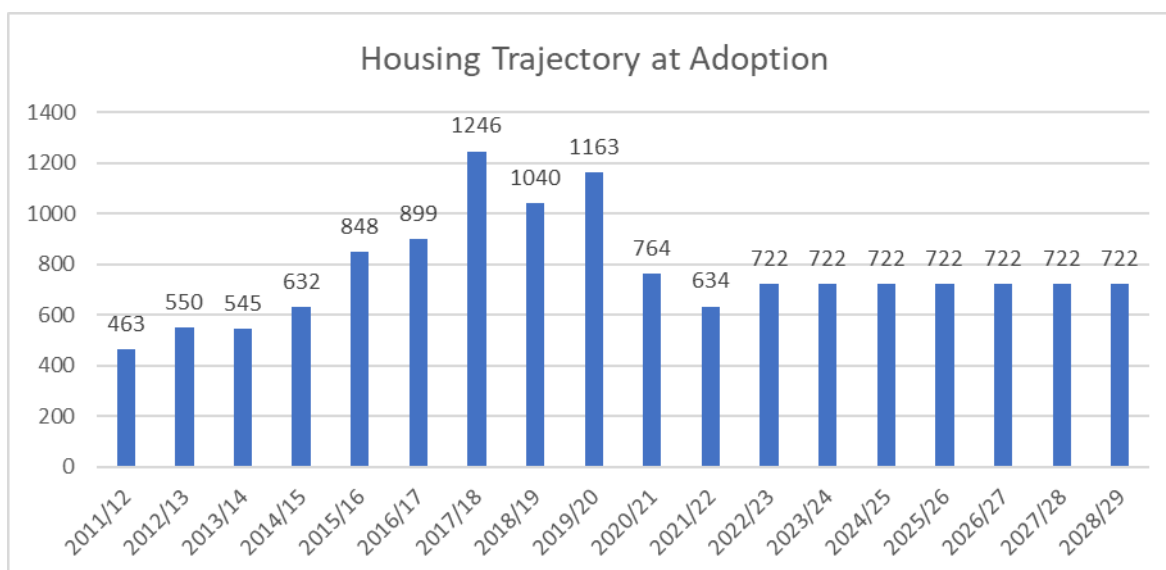
**Q.15 Do strategic policies include an up-to-date trajectory illustrating the expected rate of housing delivery over the plan period as per NPPF paragraph 74?**

B&NES Response:

15.1 When the Core Strategy and Placemaking plan were adopted councils were not required to include a housing trajectory within the strategic policies which is now required by the NPPF, paragraph 74. Diagram 3a in the Core Strategy indicated the proposed annualised rate of delivery at adoption in the pre-amble to policy DW1. In order to accord with NPPF 2021 a summary diagram of the housing trajectory (updated to 1<sup>st</sup> April 2022) should be moved into the text of policy DW1.

15.2 The Council conducts the housing sites monitoring surveys in late March and then uses the data to update the housing delivery trajectory which sets out anticipated delivery on large sites on a year-by-year basis. The latest updated version of the housing delivery trajectory (as at 1<sup>st</sup> April 2022) is available as CD-HOU009. As the delivery trajectory is updated on annually based on recorded completions and updated delivery information it is not included within the Local Plan. The delivery trajectory is published on the Council’s website annually.

15.3 An update to diagram 3a is set out below. This updated version is proposed to be included within Policy DW.1.



15.4 The text to policy DW1 should be amended as follows;

**Policy DM1**

**clause 2.** making provision to accommodate:

- a net increase of 10,300 jobs;
- an increase in the supply of housing by around 13,000 homes. **Diagram 3a sets out the proposed delivery at adoption of the Local Plan Partial Update. The table below sets out how this will be achieved.**

	Bath	Keynsham	Somer Valley	Rural	Total
<b>Completions (2011-2022)</b>	3576	1982	1937	1289	8784
<b>Extant Permissions</b>	2070	260	540	80	2950
<b>Existing Allocations from the Core Strategy and Placemaking Plan</b>	730		40		770
<b>New allocations through the LPPU</b>	530	330	80		940
<b>Windfalls</b>	450	90	180	320	1040
<b>Total</b>	7360	2660	2780	1690	14400

**Appendix A – Sites with full permission in the housing trajectory**

Site Name	BWR waste site, Bath				
Local Plan Ref	19/05471/RES				
Total Capacity	176				
Plan period Completions	176				
Five Year Completions	176				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions			100	76	

Site Name	Dick Lovett Bath Ltd				
Local Plan Ref	20/03071/EFUL				
Total Capacity	317				
Plan period Completions	317				
Five Year Completions	317				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions			105	106	106

Site Name	Bath Press				
Local Plan Ref	15/02162/FUL				
Total Capacity	244				
Plan period Completions	244				
Five Year Completions	244				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions				122	122

Site Name	MOD Hanover, Bath				
Local Plan Ref	17/01449/ERES				
Total Capacity	72				
Plan period Completions	72				
Five Year Completions	72				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions	72				

Site Name	MOD Warminster Road, Bath				
Local Plan Ref	16/04289/EFUL, 20/02926/FUL, 20/02921/FUL				
Total Capacity	197				
Plan period Completions	197				
Five Year Completions	79				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions	26	26	27		

Site Name	MOD Foxhill/Mulberry Park, Bath				
Local Plan Ref	14/05354/EOUT, 17/01449/ERES, 18/00807/ERES, 17/04829/ERES, 19/00497/ERES				
Total Capacity	700				
Plan period Completions	700				
Five Year Completions	218				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions	72	73	73		

Site Name	Hinton Garage, Bath				
Local Plan Ref	16/06166/FUL				
Total Capacity	68				
Plan period Completions	68				
Five Year Completions	68				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions	42	26			

Site Name	Comfortable Place, Bath				
Local Plan Ref	18/00201/FUL				
Total Capacity	25				
Plan period Completions	25				
Five Year Completions	25				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions				25	

Site Name	Land to the west of Sainsburys, Odd Down, Bath				
Local Plan Ref	19/03512/FUL				
Total Capacity	44 (79 bed care home)				
Plan period Completions	44				
Five Year Completions	44				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions	44				

Site Name	Chivers House, Bath				
Local Plan Ref	18/03797/FUL				
Total Capacity	95				
Plan period Completions	95				
Five Year Completions	95				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions			95		

Site Name	Homebase				
Local Plan Ref	20/00259/FUL				
Total Capacity	272				
Plan period Completions	272				
Five Year Completions	272				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions			24	129	119

Site Name	22-24 Cheltenham Street				
Local Plan Ref	20/04315/FUL				
Total Capacity	43				
Plan period Completions	43				
Five Year Completions	43				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions				43	



Site Name	Scala				
Local Plan Ref	21/04049/FUL				
Total Capacity	9				
Plan Period Completions	9				
Five Year Completions	9				
	2022/23	2023/24	2024/25	2025/26	2026/27
					9

Site Name	Wansdyke Business Centre				
Local Plan Ref	20/01765/FUL				
Total Capacity	38 (68 bed care home)				
Plan period Completions	38				
Five Year Completions	38				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions			38		

Site Name	Land at Odd Down Phase 1, Bath				
Local Plan Ref	17/02558/FUL				
Total Capacity	171				
Plan period Completions	171				
Five Year Completions	171				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions	45	57	44	25	

Site Name	Somerdale Phase 2, Keynsham				
Local Plan Ref	15/01661/RES				
Total Capacity	208				
Plan period Completions	208				
Five Year Completions	41				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions		41			

Site Name	Somerdale Phase 3, Keynsham				
Local Plan Ref	17/02586/ERES				
Total Capacity	229				
Plan period Completions	229				
Five Year Completions	48				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions	48				

Site Name	Miland House, Keynsham				
Local Plan Ref	19/04911/RES				
Total Capacity	16				
Plan period Completions	16				
Five Year Completions	16				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions		16			

Site Name	213 Bath Road, Keynsham				
Local Plan Ref	19/05133/FUL				
Total Capacity	42 (78 bed care home)				
Plan period Completions	42				
Five Year Completions	42				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions		42			

Site Name	East of Keynsham				
Local Plan Ref	16/00850/OUT, 18/01307/RES				
Total Capacity	261				
Plan period Completions	261				
Five Year Completions	111				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions	43	43	25		

Site Name	St Peters Factory, Westfield				
Local Plan Ref	14/04003/OUT, 16/04714/RES				
Total Capacity	81				
Plan period Completions	81				
Five Year Completions	56				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions	14	14	14	14	

Site Name	Wheelers Road, Midsomer Norton				
Local Plan Ref	14/00649/OUT, 16/05424/RES				
Total Capacity	35				
Plan period Completions	35				
Five Year Completions	35				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions				35	

Site Name	Former Radstock County Infant School				
Local Plan Ref	21/01379/FUL (application 20/02253/FUL pending decision)				
Total Capacity	9 (application for 15 pending decision, permission agreed by the planning committee subject to a section 106 agreement)				
Plan period Completions	9 (15)				
Five Year Completions	9 (15)				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions					9 (15)

Site Name	The Shambles, Radstock				
Local Plan Ref	17/04186/FUL				
Total Capacity	10				
Plan period Completions	10				
Five Year Completions	10				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions		10			

Site Name	Parcel 3700, Silver Street, Midsomer Norton				
Local Plan Ref	21/04245/FUL				
Total Capacity	37 (66 bed care home)				
Plan period Completions	37				
Five Year Completions	37				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions			37		

Site Name	Land at Silver Street, Midsomer Norton				
Local Plan Ref	18/02095/FUL, 21/00971/RES				
Total Capacity	40				
Plan period Completions	40				
Five Year Completions	40 (40 dwellings with full permission place see table below for outline details of remaining 45)				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions	20	20			

Site Name	Radco, Westfield				
Local Plan Ref	18/05623/OUT				
Total Capacity	54				
Plan period Completions	54				
Five Year Completions	28 dwellings with full permission. Please see table B for outline details for remaining 26				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions			28		

Site Name	Bath Old Road, Radstock				
Local Plan Ref	17/03926/OUT, 21/01122/RES				
Total Capacity	26				
Plan period Completions	26				
Five Year Completions	26				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions		26			

Site Name	Polestar Phase 2B, Paulton				
Local Plan Ref	14/03142/FUL				
Total Capacity	86				
Plan period Completions	86				
Five Year Completions	35				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions	35				

Site Name	Polestar phase 3, Paulton				
Local Plan Ref	15/00293/FUL				
Total Capacity	205				
Plan period Completions	205				
Five Year Completions	8				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions	8				

Site Name	Greenlands Road, Peasedown St John				
Local Plan Ref	12/05477/OUT, 16/03829/RES				
Total Capacity	89				
Plan period Completions	89				
Five Year Completions	89				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions			30	30	29

Site Name	Freshford Mill, Freshford				
Local Plan Ref	14/05048/FUL				
Total Capacity	31				
Plan period Completions	31				
Five Year Completions	14				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions		14			

Site Name	The Wharf, Clutton				
Local Plan Ref	21/00889/FUL				
Total Capacity	18				
Plan period Completions	18				
Five Year Completions	18				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions					18

Site Name	Wheelers Yard, Timsbury				
Local Plan Ref	19/02095/FUL				
Total Capacity	26				
Plan period Completions	26				
Five Year Completions	26				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions	7	10	9		

Site Name	Wells Road, Hallatrow				
Local Plan Ref	19/00035/RES				
Total Capacity	15				
Plan period Completions	15				
Five Year Completions	15				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions		15			

#### **Appendix B – Sites with outline consent and new allocations**

Site Name	Bath Western Riverside Gaslands Site (St William Land)				
Local Plan Ref	SB8				
Total Capacity	600 - 650				
Plan period Completions	600-650				
Five Year Completions	360				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions			120	120	120

<p><b>Developer’s delivery intentions including anticipated start and build out rates</b></p> <p>The developer has recently conducted a public consultation. Their anticipated start date on site is Summer/Autumn 2023. The developer is St William who are part of the Berkeley Group. The Berkeley group are bringing forward schemes using modern methods of construction (MMC) which will speed up delivery.</p> <p><a href="https://www.berkeleygroup.co.uk/about-us/who-we-are/our-brands/berkeley-modular">https://www.berkeleygroup.co.uk/about-us/who-we-are/our-brands/berkeley-modular</a></p>
<p><b>Current planning status and progress towards the submission of an application</b></p> <p>The developer has advised they intend to submit an application by summer 2022. They have recently conducted public consultations and the link below shows the consultation boards.</p> <p><a href="https://www.bathgasworks.com/wp-content/uploads/2022/05/Bath_Gasworks_Public_Consultation_Two_Boards.pdf">https://www.bathgasworks.com/wp-content/uploads/2022/05/Bath_Gasworks_Public_Consultation_Two_Boards.pdf</a></p>
<p><b>Progress with site assessment work</b></p> <p>Conducted through the allocation process and the developer has consulted on a proposed scheme</p>
<p><b>Site viability</b></p> <p>No known issues</p>
<p><b>Availability: ownership, any existing uses, etc</b></p> <p>In control of the developer</p>
<p><b>Infrastructure provision</b></p> <p>The site is part of a wider development site where infrastructure works have already taken place. For example a new bridge across the river, gas infrastructure and vehicle access works.</p>

Site Name	Bath Quays North, Bath				
Local Plan Ref	18/00058/REG03				
Total Capacity	96				
Plan period Completions	96				
Five Year Completions	96				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions			50	46	

<p><b>Developer’s delivery intentions including anticipated start and build out rates</b></p> <p>The reserved matters application is pending consideration. The developer has advised proposed build out rate as above.</p>
<p><b>Current planning status and progress towards the submission of an application</b></p> <p>Outline consent has been granted, reserved matters application is pending consideration under reference 20/04965/ERES. The application is expected to be considered by the planning committee in the summer.</p>
<p><b>Progress with site assessment work</b></p> <p>Allocated in the development plan ref SB4</p>
<p><b>Site viability</b></p>

No issues
<b>Availability: ownership, any existing uses, etc</b> Site is owned by the council who are the developer
<b>Infrastructure provision</b> Site is currently in use as a car park. A new car park at Green Park Road has been opened to provide compensatory parking for the parking that will be lost from the development. A new foot bridge linking the site to land south of the river has been installed.

Site Name	Land at Odd Down, Future Phases, Bath				
Local Plan Ref	B3a				
Total Capacity	300 (129)				
Plan period Completions	300 (129)				
Five Year Completions	50				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions					50

<b>Developer's delivery intentions including anticipated start and build out rates</b> Work has begun on phase 1 (171 dwellings with full permission), an application for subsequent phases is expected to be submitted in Spring 2022.
<b>Current planning status and progress towards the submission of an application</b> The landowner has undertaken a public consultation on subsequent phases. They have stated that an application will be submitted in Spring 2022. They have advised that the proposed application will be for a higher delivery than 129. <a href="https://framptons-planning.com/projects/land-adjoining-odd-down-bath-known-assulis-down/">https://framptons-planning.com/projects/land-adjoining-odd-down-bath-known-assulis-down/</a>
<b>Progress with site assessment work</b> Site was allocated in the Core Strategy. Work has commenced on phase 1.
<b>Site viability</b> No issues/abnormal costs that impact viability
<b>Availability: ownership, any existing uses, etc</b> Phase 1 is in control of a housebuilder (Countryside) and is under construction. The site for phases 3 and 4 are in control of the landowner who will sell the site to a developer once permission is granted.
<b>Infrastructure provision</b> Work on the access road has commenced in delivery of phase 1



Site Name	Former Welton Manufacturing Site, Midsomer Norton				
Local Plan Ref	SSV4				
Total Capacity	100				
Plan period Completions	100				
Five Year Completions	100				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions			50	50	

<p><b>Developer’s delivery intentions including anticipated start and build out rates</b></p> <p>The site has been promoted in the LPPU consultation. The landowner intends to submit an application for full permission once the LPPU is adopted. They anticipate they could start work on site in 2023.</p> <p>At the time the 2021 trajectory was collated the site was not expected to deliver until 2026/27. However, the agent has now provided updated figures which are reflected in the 2022 trajectory.</p>
<p><b>Current planning status and progress towards the submission of an application</b></p> <p>Outline permission was granted under ref 16/02607/OUT but has lapsed. The site was promoted through the LPPU to revise the allocation to allow for a retail use to be constructed on part of the site</p>
<p><b>Progress with site assessment work</b></p> <p>The site was promoted through the LPPU to revise the allocation to allow for a retail use to be constructed on site. This revision is included within the submitted LPPU and will help unlock the delivery of 100 dwellings.</p>
<p><b>Site viability</b></p> <p>No issues/abnormal costs that impact viability. Inclusion of an element of retail enhances viability.</p>
<p><b>Availability: ownership, any existing uses, etc</b></p> <p>The site is not in control of a housebuilder yet and any sale will be subject to permission being granted.</p>
<p><b>Infrastructure provision</b></p> <p>The revised policy requires provision of new crossing points on North Road and the High Street.</p>

Site Name	Parcel 3700, Silver Street, Midsomer Norton				
Local Plan Ref	20/02303/OUT				
Total Capacity	45				
Plan period Completions	45				
Five Year Completions	45				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions			20	25	

<p><b>Developer’s delivery intentions including anticipated start and build out rates</b> All highway works have been completed and the majority of the site has full permission. The site has been ‘gated off’ for development.</p>
<p><b>Current planning status and progress towards the submission of an application</b> The majority of the development site has full permission and this part of the site has outline consent. The site is in the process of being sold to a housebuilder and a reserved matters application is expected within the next 12 months.</p>
<p><b>Progress with site assessment work</b> Site cleared and ready for development</p>
<p><b>Site viability</b> No issues/abnormal costs that impact viability</p>
<p><b>Availability: ownership, any existing uses, etc</b> Site cleared and ready for development. It is in the process of being sold to a housebuilder.</p>
<p><b>Infrastructure provision</b> All highways works have been completed.</p>

Site Name	Radco, Westfield				
Local Plan Ref	18/05623/OUT				
Total Capacity	54				
Plan period Completions	54				
Five Year Completions	26 at outline, 28 with full permission				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions				26	

<p><b>Developer’s delivery intentions including anticipated start and build out rates</b> Conditions are currently being discharged on the full application for 28 dwellings. The landowner is having discussions with housebuilders with regards to development of the site.</p>
<p><b>Current planning status and progress towards the submission of an application</b> The hybrid planning application granted full permission for 28 dwellings and outline consent for 26 dwellings. A phasing plan has also been submitted as part of the discharge of conditions.</p>
<p><b>Progress with site assessment work</b> N/A</p>
<p><b>Site viability</b> No issues/abnormal costs that impact viability</p>
<p><b>Availability: ownership, any existing uses, etc</b> Site is vacant and ready for development. The existing retail store has closed. The landowner is in discussion with housebuilders.</p>
<p><b>Infrastructure provision</b> None required.</p>

## LPPU allocations

Site Name	St Martins Hospital				
Local Plan Ref	SB25				
Total Capacity	50				
Plan period Completions	50				
Five Year Completions	50				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions			10	20	20

### **Developer's delivery intentions including anticipated start and build out rates**

Within the LPPU consultation the owner advised that the site could deliver in the next five years.

### **Current planning status and progress towards the submission of an application**

No application submitted. However, the majority of buildings on site are now vacant and the NHS are working to relocate existing occupiers.

### **Progress with site assessment work**

Site assessed through LPPU allocation

### **Site viability**

No issues

### **Availability: ownership, any existing uses, etc**

Currently owned by NHS who have agreed site is no longer required and can be released for development.

### **Infrastructure provision**

No issues

Site Name	Sion Hill				
Local Plan Ref	SB24				
Total Capacity	100				
Plan period Completions	100				
Five Year Completions	100				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions					100

### **Developer's delivery intentions including anticipated start and build out rates**

Bath Spa University supports the allocation of the site for housing. Their comments on the LPPU consultation indicate the site could deliver housing in the next five years.

### **Current planning status and progress towards the submission of an application**

Site is proposed as a new allocation in the LPPU. The University have agreed a Statement of Common Ground which supports the allocation of the site for housing and considers there is a realistic prospect of the site delivering in the next five years.
<b>Progress with site assessment work</b> Site assessment work in the LPPU complete
<b>Site viability</b> No viability issues
<b>Availability: ownership, any existing uses, etc</b> Currently in the ownership of Bath Spa University
<b>Infrastructure provision</b> None required

Site Name	Land Adjoining East Keynsham, Former Safeguarded Land				
Local Plan Ref	20/02673/OUT. KE3A				
Total Capacity	213				
Plan period Completions	213				
Five Year Completions	113				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions			13	50	50

<b>Developer's delivery intentions including anticipated start and build out rates</b> An application for 213 dwellings has been considered by the Council's planning committee who have delegated to grant consent. The application is pending a decision awaiting a section 106 agreement.  The agent has advised there is already interest in the site and anticipate that the sites will deliver at a rate similar to phase 1. In phase 1 the reserved matters was approved a year after outline permission was granted and work commenced shortly after.
<b>Current planning status and progress towards the submission of an application</b>  Application for 213 dwellings has been considered by the Council's planning committee who have delegated to officers to grant consent. The application is now pending a decision awaiting a section 106 agreement.
<b>Progress with site assessment work</b> Site will be allocated in LPPU
<b>Site viability</b> Has been considered as part of the outline application and secured through section 106 agreement.
<b>Availability: ownership, any existing uses, etc</b> Greenfield site that is available for development
<b>Infrastructure provision</b> Being secured as part of the section 106 agreement accompanying the outline application.

Site Name	Former Paulton Printworks				
Local Plan Ref	SSV2				
Total Capacity	80				
Plan period Completions	80				
Five Year Completions	80				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions				40	40

<p><b>Developer’s delivery intentions including anticipated start and build out rates</b>  Comments submitted at Regulation 19 stage from Paulton Property Partnership (PPP).   PPP intends to deliver early years provision required under S106 to allow for the additional 80 dwellings.</p>
<p><b>Current planning status and progress towards the submission of an application</b>  Application 22/01348/FUL pending consideration for 7 dwellings and early years nursery.  Application 22/01124/FUL pending consideration for 73 dwellings.</p>
<p><b>Progress with site assessment work</b>  Site assessment work completed through the LPPU.</p>
<p><b>Site viability</b>  No issues</p>
<p><b>Availability: ownership, any existing uses, etc</b>  In ownership of PPP who have entered into a contract with Equans and Live West to deliver the affordable housing. The site is available for development.</p>
<p><b>Infrastructure provision</b>  Site is part of a larger development site that is still under construction. Access roads to the site have already been constructed. The land is ready for development.   PPP intends to deliver early years provision required under S106 relating to outline permission 07/02424/EOUT, to ensure that sufficient early years provision is available in the area to serve the additional 80 dwellings.</p>

**Appendix C: List of small sites with planning permission at 1<sup>st</sup> April 2022**

App number	Address	Description of proposal	PERMISSION	
			Gross	Net
17/05762/OUT	39 Nightingale Way Westfield BA3 4NL	Erection of one new dwelling in existing garden (Resubmission)	1	1
17/05630/OUT	276 Englishcombe Lane Southdown Bath Bath And	Outline application for the erection of 1 no. new dwelling and creation of off-street	1	1
17/04337/FUL	Land East Of Springfield HousePackhorse	Erection of a new residential dwelling with a detached garage.	1	1
17/05389/FUL	61 Frome Road Odd Down Bath Bath And North	Erection of detached two storey dwellinghouse in vacant land adjacent to 61 Frome	1	1
17/05217/FUL	North Range Walcot Yard Walcot Street Bath	Redevelopment of existing north range building to create 9no. dwellings.	9	9
17/04081/FUL	Claremont Cottage 103 Church Road Combe Down	Erection of new dwelling to rear of 103 Church Road garden.	1	1
17/04286/REG0	117 Newbridge Hill Newbridge Bath BA1 3PT	Change of use from office space (use class B1) to 6no apartments (use class C3),	6	6
17/03603/FUL	9 Partis Way Lower Weston Bath Bath And North East Somerset	Erection of single garage and detached 4 bed house with garage following demolition of existing rear conservatory and side extension (accommodating garage) to existing dwelling	1	1
17/02798/OUT	276 Englishcombe LaneSouthdownBathBath And No	Outline planning application for the erection of a detached dwelling	1	1
16/03914/FUL	The Yard High Street High Littleton Bristol	Demolition of existing building and erection of 6no dwellings and associated works	6	6
17/00147/FUL	Land Adjacent To Kingswell Eckweek Lane	Erection of 3 no. detached dwellings and garages on land adjacent to Kingswell	3	3
17/03053/FUL	Land To Rear Of 89A-91 Lymore Avenue Twerton	Erection of a new two-story residential dwelling.	1	1
17/02616/FUL	8 Monmouth Place City Centre Bath Bath And North	Erection of 3 no. townhouses following partial demolition of existing doctor's surgery	3	3
17/00956/FUL	Land At Rear Of 2 To 4 Long Acre London Road	Erection of 2 no. dwellings and associated works.	2	2
16/06053/FUL	9 Upper Bloomfield Road Odd Down Bath Bath And	Erection of apartment block comprising of 8 no. self contained studio flats following	8	7
16/06133/FUL	Freshford Mill Rosemary Lane Freshford Bath	Erection of 1no. dwelling following demolition of existing building.	1	1
16/06132/FUL	Freshford Mill Rosemary Lane Freshford Bath	Erection of 7 no. dwellings and associated landscaping.	7	7
17/00299/OUT	Land Between Homelands And 10 Camerton Hill	Outline Planning Application for the erection of 1no. single storey dwelling	1	1
17/00295/FUL	Building Between The House And Old Orchard The	Erection of detached dwellinghouse & detached garage	1	1
15/03828/FUL	Land at Bath Old Road Radstock BA3 3HD	Erection of a four bedroom detached dwelling (on land adjacent to 30 and 32 Bath Old Road) (Resubmission)	1	1
16/06124/FUL	14 Audley Grove Lower Weston Bath Bath And North East Somerset	Erection of 1 no. dwelling, car parking and associated landscaping in rear garden of existing dwelling.	1	1
17/00985/FUL	73 Bath Road Keynsham Bristol Bath And North	Erection of a detached house and a detached garage (Resubmission)	1	1
16/06210/FUL	15A Chilcompton Road Midsomer Norton Radstock	Residential development of 6no one and two storey dwellings and associated works	6	5
16/03834/FUL	1 Hillside View Welton Midsomer Norton BA3 2TB	Erection of 1 new dwelling in the curtilage of No. 1 Hillside View	1	1
16/01205/FUL	8 Bladud Buildings City Centre Bath Bath And North	Erection of a single storey rear extension and internal alterations to enable conversion	-3	-3
16/01614/OUT	Unoccupied Bath Road Garage Bath Road Farmborough Bath	Outline application with all matters reserved, except access, for re-development of the site to provide 4 No terraced houses	4	4
14/04368/FUL	11 Hampton Row Bathwick Bath BA2 6QS	Renovation and extension of 11-14 Hampton Row to create 4no. new 3 bedroom dwellings and 4no. new 1 bedroom basements flats.	4	4
15/04927/FUL	Former Stores Excelsior Terrace Midsomer Norton	Erection of a two bedroom dwelling	1	1
15/03235/FUL	63 West Avenue Oldfield Park Bath BA2 3QD	Erection of a three bed dwelling (use class C3) with parking following demolition of redundant workshop/garage.	1	1
14/03980/FUL	17 Grosvenor Place Lambridge Bath BA1 6AX	Conversion of semi-derelict basement to a new self-contained one bedroom apartment.	1	1
18/00385/FUL	Lawrence House Lower Bristol Road Bath BA2 9ET	Erection of 4 no. apartments and ancillary works including the provision of additional parking (Resubmission of application 17/02019/FUL.)	4	4
18/00785/FUL	4 Cypress Terrace Westfield BA3 3TL	Erection of 3 bedroom end terrace house	1	1
18/01286/FUL	Elm Cottage The Street Compton Martin Bristol BS40 6JE	Erection of 1no. 4bed bungalow to rear of Elm Cottage, and associated vehicular access, garage and parking (Resubmission)	1	1
18/01187/FUL	East Somerset	Erection of new dwelling following demolition of existing dwelling.	1	0
18/01449/FUL	22 Uplands Road Saltford Bristol Bath And North East Somerset	Erection of 1no. 2bed single storey dwelling (resubmission)	1	1
18/02576/FUL	23 Bathford Hill Bathford BA1 7SW	Erection of dwelling in garden of existing property following demolition of existing outbuildings	1	1

17/04646/FUL	Upper Lodge Kelston Road Kelston Bath	Demolition of existing dwelling house and associated outbuildings to be replaced by a new two storey dwelling house and enclosure for existing swimming pool	1	0
17/02883/FUL	Bathford Baptist Church High Street Bathford	Change of use from chapel (use class D1) to 4no bed dwelling (use class C3) and other alterations. (Amendment to previously approved scheme.)	1	1
18/02103/FUL	35 Priddy Close Twerton Bath BA2 1BT	Conversion of a two-storey house into two vertically-arranged flats (ground floor and first floor) with separate entrances from opposite sides of the property.	2	1
17/05620/FUL	170 North Road Bath BA2 5DL	Replacement two storey dwelling, erection of new attached two storey house with basement and alterations to vehicle access	2	1
14/05836/FUL	Land to the rear of Peardon House Water Street East Harptree	Erection of 8 dwellings and access.	8	8
18/03460/FUL	Garage Block Claremont Road Larkhall Bath	Demolition of existing garage block to site at rear of 12 Claremont Road & replacement with single storey 3 bedroom dwelling house.	1	1
18/03273/FUL	Peipards Farm Access Road from Warminster Road to Peipards Farm Freshford BA2 7UN	Revisions to existing permission 17/04322/FUL to include the provision of an ensuite bathroom to the master bedroom in lieu of the landing bathroom. Works to the attic	1	1
18/02261/FUL	27 Rockliffe Avenue Bath BA2 6QP	Erection of replacement dwelling following demolition of existing (Resubmission of 16/02520/FUL)	1	0
18/03287/FUL	Arlington House Bath Street Bath BA1 1QN	Internal alterations for the separation of 3no. three bedroom residential units (Flat nos. 5, 16 & 27, into 3no. one bedroom single person occupancy units and 3no. one	3	3
18/00614/FUL	Greenhill Farm Brittens Paulton BS39 7LD	Erection of 1 no. dwelling on land adjacent to Greenhill Farm	1	1
18/01959/FUL	Warners Farm Chewton Road Chewton Keynsham Keynsham BS31 2SS	Erection of three dwellings and subdivision of land following demolition of existing buildings a Warners Farm (resubmission)	3	3
18/03913/FUL	Romway Well Road Westfield BA3 3US	Erection of a two storey dwelling & detached garage.	2	1
18/04010/FUL	1 Milsom Street Bath BA1 1DA	Class C3) and internal alterations necessary to convert first, second and third floors to	1	1
18/04008/FUL	2 Milsom Street Bath BA1 1DA	Change of use of 2-3 Milsom Street from ancillary retail floorspace (Use Class A1) to residential (Use Class C3) and internal alterations to provide 3 residential units at first,	3	3
18/01946/OUT	55 North Road Combe Down Bath BA2 5DF	Outline application for the erection of 3 no. dwellings with parking provision following demolition of existing dwelling	3	2
18/03872/RES	39 Nightingale Way Westfield BA3 4NL	(Erection of 1no new dwelling in existing garden)	2	1
18/04184/VAR	Former Stores Excelsior Terrace Midsomer North	Variation of condition 5 of application 15/04927/FUL (Erection of a two bedroom dwelling).	1	1
18/02538/FUL	9 Badminton Gardens Lower Weston BA1 2XS	Erection of 1 no. dwelling following demolition of existing dwelling	1	0
18/04277/FUL	Redhouse Farm White Cross Hallatrow BS39 6EU	Erection of a self contained, 3 bed log cabin and extension of existing stables following removal of static caravan, storage room and glass house	1	0
18/01149/OUT	9 Britten's Close Paulton BS39 7RZ	Outline application for the erection of detached bungalow in land adjacent to existing property	2	1
18/04307/FUL	4 Lansdown Place East Bath BA1 5ET	Re-establishment of external basement steps and provision of walk-on rooflight over rear lightwell to convert lower ground floor level to self-contained flat.	2	1
18/04794/FUL	Homewood Lodge Homewood Hinton Charterhouse BA2 7TB	Change of use from residential to additional 10 bed hotel accomodation with replacement of conservatory and provision of internal access road	-1	-1
18/04596/FUL	9 Greenhill Place Welton Midsomer Norton BA3 2TF	Erection of dwelling house with associated external works & landscaping following demolition of existing garage & outbuilding.	2	1
18/03359/FUL	6 Richmond Road Bath BA1 5TU	Erection of replacement split level four bedroom dwelling and attached garage following demolition of existing two bedroom bungalow and garage.	1	0
18/05619/FUL	28 Gay Strert Bath BA1 2PD	Change of use from Office (Class B1) to a single dwelling (Class C3)	1	1
18/05499/FUL	Isabella House The Avenue Combe Down Bath	Change of use from first floor stockroom (Use Class A1) into one bedroom self contained apartment (Use Class C3).	1	1
19/00047/ADCO U	Barn to the West of New Willow FarmWellow RoadWellow	Prior approval request for change of use from Agricultural Building to 2no Dwellings (C3) and for associated operational development.	2	2
17/04739/FUL	6 Madams Paddock Chew Magna BS40 8PN	Demolition of the existing dwelling, associated garage and greenhouse and erection of a new dwelling and garage. The proposal also includes the associated landscape	1	0
19/00192/FUL	15A Chilcompton Road Midsomer Norton BA3 2PH	Erection of 4 bedroom dwelling (Revised Scheme).	1	1



18/05513/FUL	47 Edward Street Bath	Erection of 1 no. dwellinghouse.	1	1
18/04941/FUL	6 Alder Way Odd Down Bath BA2 2DU	Conversion of 1no dwellings to 2no dwellings.	2	1
19/00789/ADCOU	Land and buildings west of St Julians Farm St Julian	Prior Approval request for Change of Use from Agricultural Buildings to 2 dwellings (Use Class C3).	1	1
19/00545/FUL	4 Miles Buildings Bath BA1 2QS	Change of use from office (use class B1) to single dwelling (use class C3)	1	1
19/00422/FUL	7 Pierrepont Street Bath BA1 1LB	Change of use from 5 offices to 5 flats with associated works	5	5
18/05454/FUL	Land to the rear of 54-56 Wells Road Thornbank Gar	Erection of a new dwelling on rear garden site to 54 Wells Road.	1	1
18/05103/FUL	Wellfield House Parkhouse Lane Keynsham BS31 2S	Erection of 4 no. dwellings and associated works.	4	4
18/02499/FUL	32-33 Victoria Buildings Westmorland Bath BA2 3EH	Provision of new skittle alley, a new community room, provision of new accessible toilet	9	9
19/00829/FUL	Avon Valley Farm Pixash Lane Keynsham BS31 1TS	Erection of dwelling & removal of existing outbuildings (resubmission).	1	1
19/00592/FUL	Five Acres Bath Old Road Radstock BA3 3HF	Erection of a two storey four bedroom dwelling with attached double garage & associated landscaping.	1	1
19/00756/FUL	Wellsway Bath	Erection of a building comprising 2no apartments following removal of the existing storage building and advertising hoardings	2	2
18/02292/FUL	Upper Farm Langridge Lane Langridge Bath	Conversion of redundant buildings to 1 no. dwelling with ancillary accommodation and insertion of a sewage treatment package.	1	1
19/01227/FUL	15 Middle Street East Harptree BS40 6BA	Subdivision of existing house to form two dwellings.	2	1
18/01711/OUT	Four Winds Monger Lane Welton Midsomer Norton	Outline application for the erection of up to 2no dwellings and access with all other matters reserved (Resubmission)	3	2
19/01406/FUL	20 Queen Square Bath BA1 2HB	Dual use of office or single dwelling.	1	1
19/01428/FUL	5 Old King Street Bath BA1 2JW	Dual use as beauty salon or single dwelling	1	1
19/01386/SDCOU	Clutton Airfield King Lane Clutton BS39 5QL	Prior approval request for change of use from Storage Class B8 to Dwelling House Class C3 (1 unit).	1	1
19/00669/FUL	Land at the rear of Tennis Court Cottages Tennis Co	Erection of a two storey dwelling on land to rear of Tennis Court Cottage. Erection of a double pitched roof garage.	1	1
19/00590/FUL	2 Mayfields Keynsham BS31 1BW	Erection of 4no flats on land adjacent to 2 Mayfields	4	4
19/01114/FUL	12 Milton Road Westfield BA3 3XH	Erection of two storey, 3 bed dwelling attached to existing property at 12 Milton Road	1	1
18/03674/FUL	Lake View Stoke Hill Chew Stoke BS40 8XJ	Change of use from existing garage with office above into holiday let accommodation.	1	1
19/01781/FUL	1 Widcombe Crescent Bath BA2 6AH	Change of use of 1 Widcombe Crescent, Bath from offices to dwellinghouse	1	1
19/01784/OUT	46 Radstock Road Radstock BA3 2AW	Residential development of up to 9 dwellings with associated new vehicular access, car parking, associated infrastructure and landscaping following demolition of existing dwelling and outbuildings (Resubmission)	9	8
19/00092/FUL	9 Friday Lane Newton St Loe BA2 9BU	Erection of 1 no. detached dwelling with detached double garage/car port and associated landscaping and external works.	1	1
18/05152/FUL	Thrubwell Farm Thrubwell Farm Nempnett Thrubwell	Change of use from redundant agricultural building to residential accommodation to create 5 no. dwellings (Use class C3) and associated works.	5	5
19/01657/FUL	17A Bloomfield Park Bath BA2 2BY	Convert 2No flats into a single dwelling and change of use from C3 (dwellinghouses) to C2 (residential institution).	1	-1
19/00787/FUL	Whatley House Ham Lane Bishop Sutton BS39 5TY	Conversion of stables and attached barn to 3 holiday lets	3	3
19/01733/FUL	39-41 Cedar Drive Keynsham BS31 2TY	Subdivision of existing dwelling into 2 no dwellings.	2	1
19/02421/FUL	4 Miles Buildings Bath BA1 2QS	Application for dual use of office (B1) or single dwelling (C3)	1	1
19/02138/FUL	The Chalet Winterfield Road Paulton BS39 7RQ	side extension and garage. Erection of a hip to gable extension and installation of a rear dormer to existing dwelling.	1	1
18/01793/FUL	Lansdown House Camden Row Bath BA1 5LD	Erection of 2 No. dwellings and associated works.	2	2
19/00979/OUT	15 Silver Street Midsomer Norton BA3 2ET	Erection of 2 no. 4 bedroom dwellings following demolition of existing bungalow.	2	1
18/05509/FUL	9 High Street Timsbury BA2 0HT	Conversion of 1 no. dwelling to 2 no. flats including a loft conversion. Erection of shop with residential unit above following demolition of existing shop.	2	1
19/01491/FUL	328 Bloomfield Road Bath BA2 2PA	Demolition of existing double garage and construction of new two bedroom house.	1	1

19/02368/FUL	Land Ascent to KingswellEckweek LanePeasedov	Erection of 3 bed detached dwellinghouse and garage	1	1
19/01965/FUL	48 Lansdown Crescent Timsbury BA2 0JX	Erection of a two storey dwelling.	1	1
19/01029/FUL	Derelict Farm BuildingsMarksbury LanePriston	and a one bedroom annexe, including the partial reinstatement of a lean to building to the larger of the two structures, and associated works. Reinstatement of original site boundaries to create recreational amenity space and a fruit orchard for the dwelling.	1	1
19/02456/FUL	Greenleigh Farm Wells RoadChew MagnaBS40 8QF	Change of use of agricultural barn to residential dwelling (Class C3) and associated works.	1	1
19/02739/ADCOU	Land North of HighbanksThe Street Stowey	Prior approval request for change of use from agricultural barn to dwelling (use class C3) and associated operational development.	1	1
19/02756/ADCOU	Southleigh Farm Birchwood LanePublowBS39 4NF	Prior approval request for change of use from Agricultural Building to Dwelling (C3) and for associated operation development.	1	1
19/01488/FUL	4 Uplands RoadSaltfordBS31 3JJ	Erection of detached 3 bed bungalow on land to rear of 4 Uplands Road	1	1
19/03032/ADCOU	The Barn Brinscombe LaneWellowBA2 8FD	Prior approval request for change of use from barn to dwellinghouse (use class C3) with associated operational development	1	1
19/02356/FUL	2 Milsom Street Bath BA1 1DA	Change of use of 2-3 Milsom Street from ancillary retail floorspace (Use Class A1) to residential (Use Class C3) to provide additional residential floorspace at first floor	1	1
18/04922/OUT	6 Mount RoadBath BA2 1LD	Outline application for the erection of 1 no dwelling in rear garden (Access, layout and scale to be determined and all other matters reserved).	1	1
19/02332/FUL	1 Westmorland RoadWestmorland Bath BA2 3EU	Alterations & refurbishment of existing accommodation at 1 and 1A Westmoreland Road together with the erection of a terrace of four new dwellings at the junction of	4	4
19/00060/FUL	Masonic Hall Old Orchard Street Bath BA1 1JU	Conversion of two store rooms to create one-bedroom maisonette.	1	1
19/03423/FUL	9 Bath RoadPeasedown St John BA2 8DX	Erection of 1 no. dwelling with associated works following demolition of existing vacant shop	1	1
19/03050/OUT	10 Bath RoadKeynshamBS31 1NW	Erection of 1no new dwelling with parking and associated works to the rear of No.10 Bath Road, to follow demolition of 1no garage (Outline Application with all matters reserved)	1	1
19/01427/RES	Employment building unit 2Bell LaneChew Stoke	Approval of reserved matters with regard to outline application 17/05325/OUT (Residential development of 5 dwellings and associated car parking and reorganisation of car parking for adjacent commercial premises).	5	5
19/03728/FUL	69 Great Pultenay Street Bath BA2 4DL	Conversion of Lower Ground Floor and Basement from hotel accommodation to single dwelling.	1	1
18/05696/OUT	Lays Farm Buisness CentreLays Farm Trading Estab	Outline planning application for the demolition of existing industrial buildings and erection B1 Business buildings and 8 no. dwellings	8	8
19/03362/FUL	Miles HouseDunsford PlaceBath BA2 6HF	Erection of detached 4 storey villa comprising of 4no flats adjacent to Miles House	4	4
19/02894/FUL	Piccadilly House Piccadilly PlaceBath BA1 6PL	Proposed conversion of two floors of offices to two 2 bedroom flats and two 1 bedroom flats	4	4
19/03938/FUL	Elm CottageThe Street Compton MartinBS40 6JE	Erection of a 4 bed dwelling with double garage and driveway.	1	1
19/03658/FUL	Upper WestonBath	Erection of two flats on land to the rear of 23 High Street	2	2
18/04958/OUT	Midsomer Norton South Railway Station Silver Street	Outline application with all matters reserved for: New maintenance Shed (up to 7000m2), Extension to existing maintenance shed to provide ancillary café, retail facilities and meeting space (up to 90m2), Extension and refurbishments to existing WC building (up to 10m2), Education and training room and site office (up to 80m2),	2	2
19/02933/FUL	The WicketsBlackrock LanePublowBS39 4JB	Erection of replacement dwelling (resubmission).	1	0
19/04353/ADCOU	Littleton Farm Chew RoadChew MagnaBS40 8HJ	Prior approval request for change of use from agricultural buildings to Dwellings (use class C3)	1	1
19/03107/FUL	29 Stiringale RoadBath BA2 2NF	Erection of attached new dwelling adjacent to 29 Striringale Road	1	1

19/04417/ADCOU	Elm Grove Farm Lower Road Hinton Blewitt	Prior approval request for change of use from Agricultural Barns to Dwellings (C3) (3 dwellinghouses) and associated operational development.	3	3
19/04383/FUL	Barclays Bank 2 North Road Combe Down Bath	Change of use from former bank to residential dwelling (Use class C3).	1	1
19/04341/FUL	Carisbrooke The Downs Cladown Radstock	Conversion of existing stables to provide self-contained dwelling.	1	1
19/04187/FUL	Parcel 3575 Bath Hill Wellow	Erection of a Farmhouse (with agricultural tie).	1	1
19/05034/FUL	Elm Cottage The Street Compton Martin BS40 6JE	Erection of 1no. 4 bed dwelling with double garage and driveway.	1	1
19/04802/ADCOU	Woodbarn Farm Denny Lane Chew Magna BS40 8SZ	Prior approval request for the conversion of 3no. agricultural buildings into 3no. dwelling houses and associated operational development. (Resubmission of 19/01248/ADCOU).	3	3
19/04671/FUL	The Beacon Richmond Place Beacon Hill Bath	Demolition of existing three-storey dwelling to facilitate the erection of a new three-storey dwelling.	1	0
19/02137/FUL	Land and buildings between the Spinney and Barn C	Conversion and extension of existing barn to 1 no. dwelling, demolition of outbuildings and associated works.	1	1
19/04775/FUL	Land adjacent to Kingswell Eckweek Lane Peasedov	Erection of 3 bed detached house, double garage and workshop	1	1
19/02522/FUL	Rock Bungalow Church Lane East Harptree BS40 6BE	Demolition of bungalow and garage and erection of 2 semi-detached 2 storey dwellings.	2	2
19/05048/FUL	Arlington House Bath Street City Centre Bath	Creation of 5 No. Flats within the roof space with associated dormers and rooflights	5	5
19/04636/FUL	18 Alpine Gardens Walcot Bath BA1 5PE	Erection of 1no three bedroomed dwelling with associated landscaping on land adjacent to 18 Alpine Gardens (Resubmission)	1	1
19/00916/FUL	1 Beaufort West Lambridge Bath BA1 6QB	Change of use from restaurant (A3) and ancillary residential accommodation into 5no. flats (C3).	5	5
19/03253/FUL	21 Fairfield Avenue Bath BA1 6NH	The demolition of an existing detached dwelling for the erection of two detached dwellings, 1no 3 bed and 1no 4 bed.	2	1
19/05265/FUL	Land adjacent to Kingswell Eckweek Lane Peasedov	Erection of detached house and garage on land adjacent to Kingswell. (Resubmission)	1	1
19/05232/FUL	8 St Mark's Gardens Bath BA2 4PZ	Subdivision of existing dwelling house into 2 no. 1 bedroom flats.	2	1
19/05184/FUL	6 Green Street Bath BA1 2JY	Conversion of second and third floors from commercial use (Use Class A1) to residential use (Use Class C3), with minor rear elevation external	1	1
19/03942/FUL	Land adjoining Aviemore Fossey Way Westfield	Erection of 1 no new dwelling.	1	1
19/05155/FUL	Beaumont House Lansdown Road Bath BA1 5RD	Erection of 3 storey side extension to provide 3 no. residential apartments with associated parking and landscaping (renewal of planning permission 16/04960/FUL).	3	3
19/05413/ADCOU	Double Hill Farm Double Hill Shoscombe BA2 8PT	Prior approval request for change of use from Agricultural Barns to Dwellings (C3) (4 dwellinghouses) and associated operational development.	4	4
19/05262/RES	6 Mount Road Southdown Bath BA2 1LD	Approval of reserved matters with regard to application 18/04922/OUT (Erection of 1 no dwelling in rear garden).	1	1
19/04567/FUL	1 Sion Hill Place Bath BA1 5SJ	Change of use from non-residential school (Use Class D1), formerly, and extraneous, part of Kingswood School, to 5 No. Residential apartments (Use Class C3) to include	5	5
19/05454/FUL	Church Farm Church Square Clutton BS39 5SG	Conversion of former pig building into 1no residential dwelling	1	1
19/05211/CLEU	The Chapel Studio 1-2 Dafford Street Bath BA1 6SW	Use of property as B1 use with ancillary accommodation (Certificate of Lawfulness for an Existing Use).	1	1
19/05149/FUL	Former Drying Timber Shed Spring Gardens Road Ba	Refurbishment of the existing building to accommodate a cafe space at ground floor and holiday accommodation on the first and second floor.	1	1
20/00106/FUL	Orchard Spring Church Lane Batheaston BA1 7EF	Construction of two bedroom rural worker's cottage on farmland	1	1
19/05382/OUT	19 Combeend Radstock BA3 3AR	Erection of new dwelling along side 19 Coomb End.	1	1
19/05225/FUL	35 Hantone Hill Bathampton BA2 6XD	Demolition of existing dwelling and erection of replacement dwelling.	1	0
19/03999/FUL	1 Margarets Hill Walcot Bath	Erection of 1no. 1bed dwelling following demolition of existing building.	1	0
20/00155/FUL	31 Circus Place Bath	Change of use to convert a garage to a two bedroom dwelling with integral garage	1	1
20/02924/FUL	1 Wallenge Drive Paulton BS39 7PX	Erection of attached 1no. 3 bed dwelling with associated alterations and formation of new vehicular access to 1 Wallenge Drive.	1	1

20/01831/OUT	11 Clapton Road Midsomer Norton BA3 2LN	Outline application for demolition of existing house and outbuildings and erection of two dwellings with all matters reserved. (Resubmission)	2	2
20/01415/FUL	13 Station Road Bath BA1 3DY	Conversion of single dwelling to town house and garden flat.	1	1
20/01480/OUT	14 Dymboro Gardens Midsomer Norton BA3 2QT	Erection of two detached dwellings and garages following demolition of existing outbuilding. (Renewal of permission 16/01243/OUT)	2	2
20/01647/FUL	16 Lansdown Crescent Bath BA1 5EX	Incorporate self contained top floor flat within main dwelling to form one dwelling as originally built, involving internal alterations. Removal of inner staircase. Replacement of existing rear conservatory with orangery of the same footprint. Reinstatement of staircase to link ground and lower floors.	1	-1
20/02059/FUL	21 Gay Street Bath BA1 2PD	Change of use to flexible use as an office or residential (use class C3) for a period of ten years.	1	1
20/01061/FUL	21 Henrietta Gardens Bath BA2 6NA	Erection of 4no. dwellings and associated works following demolition of existing dwelling.	4	3
20/01859/FUL	22 Ridge Crescent West Harptree BS40 6EE	Erection of 1no. detached 3 bed dwelling to the land adjacent no. 22 Ridge Crescent.	1	1
20/01191/FUL	23 Bathford Hill Bathford BA1 7SW	Erection of dwelling in garden of existing property following demolition of existing outbuildings.	1	1
20/01931/FUL	23 Cotswold Road Bath BA2 2DL	The conversion of 2no. terrace houses, 23 and 25 Cotswold Road, into 4no. flats. 2no. 2 bed flats and 2no. 1bed flats.	4	2
19/00230/FUL	25 Upper East Hayes Bath BA1 6LP	Demolition of existing dwelling and erection of 2 No. dwellings, new vehicular and pedestrian access, landscaping and associated works.	2	1
20/03739/FUL	342 Bloomfield Road Bath	Construction of 1 No new dwellinghouse and associated hard and soft landscaping, following demolition of existing garages (Revised Application).	1	1
20/01531/FUL	36 Milsom Street Bath	Partial change of use and internal and external alterations to convert the upper floors to 3 self-contained one bedroom flats.	3	3
20/00580/FUL	38 West View Road Keynsham BS31 2UA	Erection of 2no dwellings to the rear of 38 and 40 West View Road following demolition of existing garages and out buildings.	2	2
20/03846/FUL	39 Hillcrest Pensford BS39 4AT	Erection of 1 no 4 bed dwelling.	1	1
20/01017/FUL	4 Highfields Westfield Radstock BA3 3UQ	Erection of new dwelling	1	1
20/00881/FUL	40 Springfield Buildings Radstock BA3 3JB	Conversion of 4 bed house into 2no 2 bed dwellings	2	1
20/01362/FUL	50 Circus Mews Bath	Redevelopment of contractor's yard to create new dwelling	1	1
20/0279/FUL	57 Bay Treet Road Bath BA1 6NE	Erection of a detached two storey dwelling.	1	1
20/01748/FUL	6 Raby Mews Bath	Erection of single storey rear extension, and works to refurbish external fabric of existing coach house building to create 1no. dwelling house.	1	1
20/03212/FUL	6 Windsor Place Bath BA1 3DF	Change of use from HMO (Use Class C4) to 2no. 2 bedroom self-contained flats (Use Class C3).	2	1
20/01212/FUL	69 The Batch Farmborough BA2 0AJ	Erection of 1no. dwelling.	1	1
20/02258/FUL	7 The Mead Clutton BS39 5RF	Erection of a new self-contained dwelling, constructed as an extension to a host dwelling, following demolition of an existing detached garage.	1	1
20/01502/FUL	71A North Road Bath BA2 5DF	Sub-division of 71A North Road into two flats with single storey rear extension.	2	1
20/03472/FUL	76 Walcot Street Bath BA1 5BD	Change of use of the first floor and basement from retail (Use Class A1) to residential dwelling (Use Class C3). Removal of a kitchen in the existing top floor flat. Installation	1	1
19/04024/FUL	8 South Parade Chew Magna BS40 8SJ	Conversion and change of use of former Natwest Bank Buildings into 3 apartments and retail unit	3	3
20/03745/FUL	87 Eastover Road High Littleton BS39 6JB	Erection of 1 no. dwelling.	1	1
20/03990/FUL	Arlington House Bath Street Bath	Creation of 5 no. Flats within the roof space and creation of associated dormers/rooflights at Arlington House as per previous planning application 19/05048/FUL with new link created to provide fire escape with access created to	5	5
20/00575/FUL	Bannerdown View Farm Ashley Road Bathford BA1	Demolition of existing hay barn and redevelopment of stable building to create four No. 2 bed dwellings and conversion of cattle barn as three No. workshop units. Provision of car and manoeuvring space, landscaping, amenity space, drainage and	2	2

20/00790/ADCOU	Barn East of Ivy Cottage Queen Charlton Lane Queen	Prior approval request for change of use from Agricultural Buildings to Dwelling (C3) (1no dwelling) and associated operational development.	1	1
20/01738/FUL	Belle Vue House Bath Road Farmborough BA2 0BU	Conversion of redundant store at lower ground floor level to 1 bedroom flat with on site parking for 2 vehicles.	1	1
20/00735/FUL	Building and Land North East of Pinkers Farm Pinker	Conversion of existing redundant garage building into a new dwelling within the existing footprint constraints.	1	1
20/02841/FUL	Building at the end of Walnut Drive Walnut Drive Bath	Redevelopment of existing coach house into a single dwelling (re-submission)	1	1
20/03755/ODCOU	Channel House South Road Midsomer Norton BA3 2	Conversion of two storey office building to 3no. self contained dwellings.	3	3
19/03190/FUL	Cleeve Cottage Gassons Peasedown St John BA2 8LV	Partial change of use from garage/workshop (B2) to residential (C3)	1	1
19/03346/FUL	Empty Premises 5 High Street Paulton	Conversion/Re-Build of 2 derelict buildings into 8 No. flats	8	8
20/02081/FUL	Five Stones High Street High Littleton BS39 6HW	Erection of two detached bungalows with integral garage following demolition of Five Stones.	2	1
20/00788/ODCOU	Flat 1 St Swithens Yard Walcot Street Bath	Prior approval request for change of use from offices (Use Class B1) to residential use (Use Class C3).	1	1
20/01398/FUL	Glenvue House Winterfield Road Paulton BS39 7QR	Erection of 1no dwelling.	1	1
20/01254/OUT	High Barn Winford Road Chew Magna BS40 8QQ	Outline application with all matters reserved (save for access) for the demolition of a dwelling and erection of 2 dwellings and creation of an access.	2	1
20/01032/FUL	Hunters Quest Iford Close Salford BS31 3BD	Erection of 2no. semi detached houses and garages with associated parking and landscaping following demolition of existing bungalow.	2	2
19/05541/FUL	Keynsham Police Station Bath Hill Keynsham BS31 1	Demolition of buildings on site and erection of 9 dwellings, together with associated works.	9	9
20/00697/FUL	Land adj to Old Methodist Church High Street Twerton	Erection of 1no. two bed flat and one no. 2/3 bed maisonette including alterations to parking and landscaping. (Resubmission/amendment to 18/04532/FUL)	2	2
20/00792/ADCOU	Land and Buildings West Of St Julians Farm St Julia	Prior Approval request for change of use from Agricultural Buildings to 4 dwellings (Use Class C3) and associated operational development.	4	4
20/00257/FUL	Land Between Three Gables And Paysons Croft Church	Erection of dwelling.	1	1
20/04021/FUL	Main Street Farrington Gurney	Erection of a 3no. bedroom dwelling (Resubmission).	1	1
20/01605/FUL	Mulsanne House 246A High Street Batheaston BA1 7	Conversion of an existing two storey garage to a separate dwelling	1	1
20/01263/ADCOU	Nempnett Farm Greenhouse Lane Nempnett Thrubwell	Prior approval request for change of use from Agricultural Building to 1no. Dwelling (C3) and for associated operational development.	1	1
20/04525/FUL	Novar Perrymead Bath BA2 5AX	Erection of replacement dwelling (Resubmission).	1	0
19/04450/FUL	Orchard House 3 Rotcombe Lane High Littleton BS39	Erection of two dwellings and associated works.	2	2
19/05434/FUL	Parcel 3200 The Street Stowey	Outline application for the erection of an agriculturally tied dwelling	1	1
20/03888/ADCOU	Publow Farm Blackrock Lane Publow BS39 4HZ	Prior approval request for conversion of agricultural building to dwelling (Use Class C3).	1	1
20/01652/FUL	Roans Lyncombe Vale Road Bath BA2 4LS	Erection of dwelling on existing footprint of existing semi detached house, extensions to front and rear (Resubmission)	1	0
19/03977/FUL	Scott Antiques 11 London Street Bath BA1 5BU	Proposed conversion/Change of Use of the upper storage/facilities to provide 3 no. single bedroom flats with the ground floor retained as business use, together with the Replacement/Extension of rear 3-storey accommodation.	3	3
20/01752/FUL	Site of 79A St Johns Road Bath	Erection of 3 bedroom detached dwelling.	1	1
20/01183/FUL	Tasburgh House Hotel Warminster Road Bathampton	Change of use of hotel (Use Class C1) forming part of the building to Residential (Use Class C3) and merge with existing residential flat to form a single family dwelling house.	1	0
20/01552/FUL	The Bungalow Providence Place Midsomer Norton BA	Erection of 3no. bedroom dwelling with associated parking following demolition of existing annexe.	1	1
20/03929/FUL	The Chapel Studio Bath BA1 6SW	Change of use to residential dwelling (Use Class C3).	1	1

20/03035/FUL	The Octagon16A Park LaneBath BA1 2XH	Change of Use of Care Home Ancillary Building C2 (Residential Institution) to C3 (Dwelling House)	1	1
20/00247/FUL	The Old Post Office Old School Hill South Stoke BA2	erection of a two storey extension to the rear following the demolition of existing extensions.	1	1
20/00223/OUT	The Quarry Cameley Road Cameley BS39 5AG	Erection of a detached dormer bungalow with integral garage (Outline application to determine access and scale with all other matters reserved).	1	1
20/01629/FUL	Unregistered Pipehouse BarnFreshford Bath	Conversion of the Pipehouse Barn at Peipards Farm into a three bedroom holiday let.	3	3
19/05465/FUL	Weavers Farm High StreetWellowBA2 8QE	Conversion of two barns to form a single dwelling including an independent flat with ancillary use to the main dwelling.	1	1
20/04548/FUL	41 Gay Street Bath BA1 2NT	Change of use from Office (Class E.(g)(i)) to a Dwelling (Class C3)	1	1
20/04505/ODCO	37 St Kildas Road Bath BA2 3QL	Prior approval request for change of use of ground floor from offices (Use Class B1) to 2no. one bedroom residential flats (Use Class C3).	2	2
20/03855/FUL	Breach Hill Farm Breach Hill LaneChew Stoke BS40	Erection of a permanent rural workers accommodation (log cabin) to follow demolition of redundant stables and outbuilding (Resubmission).	1	1
20/03196/FUL	5-7 New Street Bath BA1 2AF	Conversion of upper floors to create six flats together with a rear extension to replace an existing extension	6	6
20/03868/FUL	The Barn Bath Road Farmborough BA2 0BR	Erection of 1no. detached single storey dwelling on land adjoining The Barn.	1	1
20/04316/FUL	37 Milsom Street BathBA1 1DN	Partial change of use and internal and external alterations to convert the upper floors of no.36 and no.37 Milsom Street into 3no. separate residential properties accessed	3	3
20/04037/RES	46 Radstock Road Bath BA3 2AW	Approval of reserved matters (appearance, landscaping, layout and scale) with regard to outline application 19/01784/OUT (Residential development of up to 9 dwellings with associated new vehicular access, car parking, associated infrastructure and	9	9
20/04894/FUL	Empty Premises7 High Street Paulton	Conversion and change of use of empty premises into 1no. 3 storey residential dwelling	1	1
20/04365/PIP	113 Wellsway Keynsham BS31 1HZ	Permission in Principle Planning Application for the erection of one dwelling.	1	1
20/03800/OUT	37 CombeendRadstock BA3 3AN	erection of 5no. dwellings (1no. 3 to 4 bedroom detached and 4no. 3 bedroom terraced) at Coomb End Garage, Coomb End, Radstock, BA3 3AN (Outline	5	5
20/04811/FUL	Flat 119 The ParagonBath BA1 5LX	Alteration of existing ground and basement floor flat and disused sub-basement floor to form 1 No 1-bed ground floor flat and 1No 2-bed basement and sub-basement garden maisonette	2	1
20/04757/FUL	Land between 1 and Georges Buildings Walcot Gate	Erection of 2 No. one bedroom and two bedroom apartment dwellings.	2	2
20/04020/FUL	Bodhi House 31A Englishcombe LaneBath BA2 2EE	Conversion of dwelling into two dwellings.	2	1
20/04972/FUL	12 Old Orchard Street Bath BA1 1JU	Conversion of two store rooms to create one-bedroom maisonette. (Variation of application 19/00060/FUL) This application is for a change to the layout of the position of the stairs, kitchen and for a flue pipe to go through the wall.	1	1
21/00166/ODCO	Unit 5 Peter Gunning and Partners The Foundary Be	Prior approval request for change of use of existing first floor from offices (Use Class B1a) to 1no. two bedroom residential flat (Use Class C3).	1	1
20/04720/FUL	143 Calton Road Bath BA2 4PP	Erection of 2no townhouses following demolition of existing 1 bed apartment.	2	1
20/02198/FUL	61D Englishcombe LaneBath BA2 2EE	Erection of a dwelling.	1	1
20/01795/FUL	165 Rush Hill Bath BA2 2QZ	Erection of 8no. houses with associated access and parking following demolition of existing buildings and structures at 163-165 Rush Hill.	8	8
21/00135/FUL	168 Newbridge Road Bath BA1 3LE	Change of use from Bed and Breakfast (Use Class C1) to House in Multiple Occupation (HMO) (Use Class C4).	1	1
20/04854/FUL	Greenacres Poultry Farm Bristol Road Compton Mar	Erection of an agricultural workers dwelling.	1	1
20/04702/FUL	Newton Hurst Darlington Road Bath BA2 6NL	Erection of two detached 4-bed split-level dwellings with single garages following demolition of existing house (Resubmission).	2	2
20/04576/FUL	28 Church RoadBath BA2 8AA	Erection 1no. four bed dwelling with double garage, following demolition of existing bungalow with single garage.	1	0
20/03638/FUL	88 Frome Road Bath BA2 8PP	Erection of 2no. 2 Bed Dwellings to the rear of 88 Frome Road	2	2
21/00487/FUL	Elm Tree HouseRural BS39 5XD	Conversion of existing ancillary building to self-contained holiday let.	1	1

21/00174/FUL	Land to the rear of 99 and 101 Fairfield Park Road	Erection of 2no. semi-detached dwellings with associated car parking and works following demolition of detached garages to the rear of existing dwellings.	2	2
21/00013/FUL	Lambridge Stables 13 London Road West Bath BA1	Erection of 1No. 4 bed dwelling replacing log cabin	1	1
20/00299/FUL	2 Greenhill Cottages Bath BS39 7PH	Erection of two dwellings and relocation of existing double garage.	2	2
21/00763/FUL	Peasedown Christadelphian HallHuddox Hall Peased	Demolition and change of use of existing (D1) Christadelphian Hall and erection of (C3) 1.5 storey dwelling, garage and associated works.	1	1
21/00557/FUL	270 High Street Batheaston BA1 7RA	Change of use from ancillary residential accommodation to an independent dwelling, and erection of single storey extension (part retrospective)	1	1
20/04902/FUL	138 Wells Road Bath BA2 3AH	Erection of 7 residential apartments, internal reconfiguration of existing flat and ancillary works.	7	7
20/02817/FUL	Cedar Park Care Home27-28 Oldfield Road Bath BA	Erection of a single and two storey extension to the south following demolition of the existing extension and link staircase, minor internal and external alterations to	minus 3 b	-1
21/00359/FUL	Cavendish Villa Cavendish Road Bath BA1 2UD	Conversion of studio space and store above garages to a 1 bedroom dwelling.	1	1
21/00149/FUL	8 Ashley TerraceBath BA1 3DP	Proposal to convert single house at 8 Ashley Terrace into 2no. flats. Ground floor (garden), and first floor.	2	1
21/00514/FUL	16 May Tree Road Bath BA3 3TU	Erection of an attached 2.5 storey dwelling.	1	1
20/02753/FUL	76 Greenway Lane Bath BA2 4LN	Erection of two storey dwellinghouse following demolition of existing property.	1	0
20/02707/FUL	Woodlands Warminster Road Monkton CombeBA2 7	Demolition of existing 3 bedroom dwelling and associated outbuildings. Erection of replacement 5 bedroom dwelling and associated landscape, drainage and external	1	0
21/00744/OUT	The Walled Garden Kingwell Hall Hayeswood Road	Erection of a replacement dwelling (Outline planning application with all matters reserved).	1	0
21/00227/FUL	17 Stuart PlaceBath BA2 3RQ	Conversion of 2 bedroom property to provide 2 No. two-bedroom residential flats, and associated works including the provision of a rear roof level dormer.	2	1
20/01267/FUL	Westbury Farm Tunley Road Tunley BA2 8BE	Change of use from light industrial use class B1(c) to dwelling houses C3. Encompassing part demolition of existing buildings and conversion of retained	4	4
21/01550/ADCO	Ellens Farm Hinton Blewitt Road Stowey BS39 5UL	Prior approval request for conversion of agricultural building to dwellinghouse.	1	1
21/01305/FUL	The Surgery Dark LaneFreshford BA2 7TT	Change of use from doctors surgery to a dwelling (Use Class C3)	1	1
20/04060/FUL	Car Park between 2 and 4 Silver Street Silver Street	Erection of a 2.5 storey apartment building with 4 self-contained flats with associated parking and landscaping.	4	4
20/03532/FUL	5 Westwoods Bathford BA1 7QE	Erect 1 no. 3 bed detached house	1	1
21/00579/FUL	8 The LabbottKeynshamBS31 1BD	Erection of two storey 3 bedroom dwelling attached to the side of the existing terraced house, and construction of a single storey rear extension to the existing house.	1	1
20/04516/FUL	Macauley CottageBath BA2 6AT	Erection of a dwelling following demolition of existing one and a half storey dwelling.	1	0
20/04226/FUL	Clutton Airfield King Lane Clutton BS39 5QL	Conversion of airfield hanger to 4 bed dwelling.	1	1
21/01683/FUL	2 Lower East Hayes BathBA1 6AN	Change of use from mixed use of consulting rooms / residential to residential (C3)	1	0
21/01192/FUL	55 North RoadBath BA2 5DF	Erection of 3No dwellings with parking provision and external landscape works following demolition of existing dwelling.	3	2
21/01867/FUL	42 Thrid AvenueBath BA2 3NZ	External alterations and change of use from motorcycle showroom and workshop (Use Class A1) to 3No. self-contained flats.	3	2
21/01351/FUL	The Barn Upper Bristol Road Chelwood BS39 4NH	Conversion of the existing stables and barns into a 4-bed dwelling with a new single storey link extension and detached car port and demolition of the existing Dutch Barn.	1	1
21/00001/FUL	41 MearnsHigh Littleton BS39 6JR	Erection of 1no 4bed dwelling following demolition of existing property.	1	1
21/00549/FUL	280 High Street Batheaston BA1 7RA	Change of use of part of shop/store into 2no dwellings.	2	2
21/01474/FUL	19 Coombend Radstock BA3 3AR	Approval of details of appearance, layout and landscaping of application 19/05382/OUT (Erection of new dwelling alongside 19 Coomb End)	1	1
20/04893/FUL	Land to the rear of 49-51 North RoadFarrs Lane Bath	Erection of single storey detached 3 bed dwelling	1	1
19/04909/FUL	43 Upper Oldfield Park Bath BA2 3LB	Erection of 2 storey dwelling with associated parking using existing access on land to the rear of 43 Upper Oldfield Park	1	1
21/00549/FUL	280 High Street Batheaston BA1 7RA	Change of use of part of shop/store into 2no dwellings.	2	2
21/00919/FUL	The Studio 19 Caroline Buildings Bath BA2 4JH	internal alterations to the central studio building to create a habitable bedroom with en-suite. External alterations for the replacement of window and rainwater goods to main building extension	1	1

19/02939/OUT	2B Combe Road Bath BA2 5HX	Outline application for the demolition of existing dwelling and erection of 6 No. custom-build plots and associated landscaping and access works.	6	5
21/01428/FUL	Land between Stowborough Cottages and Highfield	Erection of a pair of semi-detached bungalows.	2	2
21/02044/FUL	Crewcroft Barn Hinton Hill Hinton Charterhouse BA2	Barn conversion and alterations to the original building to form straw bale passivhaus standard dwelling.	1	1
21/00690/FUL	Stitchings Shord Farm Stitchings Shord Lane Bishop	Erection of 1no. 3bed dwelling for agricultural worker.	1	1
21/02046/FUL	Cleeves Cottage Gassons Peasedown St John BA2 8	Residential conversion and change of use to existing workshop building to form two dwellings.	2	2
21/01499/FUL	4 Highfields Westfield BA3 3UQ	Erection of three bedroom detached dwelling.	1	1
21/00564/FUL	Valley View Westfield BA3 3EJ	Erection of two storey detached dwelling on land adjacent to No.16 Linden Close	1	1
20/03825/FUL	Upper Tunnel Farm Browney Lane Combe Hay	Erection of 1no 3 bed dwelling and associated works following demolition of existing B8 building	1	1
21/01656/OUT	Parcel 3511 Silver Street Midsomer Norton	Outline application for the erection of 9 dwellings with all matters reserved except access.	9	9
21/01480/FUL	The Workshop North Way Whiteway Bath	Conversion of existing workshop building into 3no. bedroom residential dwelling.	1	1
21/00721/FUL	Tunley Equestrian Centre Withydit Lane Dunkerton	Erection of rural worker dwelling ancillary to equestrian use and extension of existing outdoor all weather riding arena.	1	1
21/00050/FUL	Orchard Cottage Ridge Lane West Harptree BS40 6ES	Erection of a two storey 3/4 bedroom dwelling, car port for 2 cars and additional parking for 4 cars following demolition of existing cottage.	1	0
21/02729/ADCOU	Glanville Farm Lower Road Hinton Blewitt BS39 5AT	Prior approval request for change of use of agricultural buildings to 3 dwelling houses (Use Class C3).	3	3
21/02059/FUL	Vane Cottage 22 Cleveland Walk Bath BA2 6JU	Erection of two storey, two bedroom detached dwelling on land adjacent to Vane Cottage.	1	1
21/02999/ADCOU	Ellens Farm Hinton Blewitt Road Stowey Sutton BA39	Prior approval request for conversion of agricultural building to dwellinghouse (Use Class C3).	1	1
21/00785/FUL	Land to the rear of 62 High Street Midsomer Norton	Erection of 3no. 3 bed dwellings with associated parking. The scheme includes the demolition of the existing storage building on the site.	3	3
21/02730/FUL	Pate Moorledge Farm Moorledge Lane Chew Magna	Prior approval request for change of use of agricultural building to dwelling house (Use Class C3).	1	1
21/02666/FUL	10A Monmouth Place Bath BA1 2AX	Use of first and second floors of property as 4 no. self-contained dwellings and associated internal alterations (Certificate of Lawfulness of Existing Use).	4	4
21/01186/FUL	Stroud Farm Cock Lane Hinton Charterhouse BA2 7T	Conversion of disused building (last used for commercial storage) to 2no. self-contained (Use Class C3) dwellings with associated gardens, terraces and parking	2	2
20/04949/FUL	97-101 Walcot Street Bath BA1 5BW	Conversion of existing warehouse to Use Class E, including installation of mezzanine floor and alterations to roof. Erection of attached building to create Use Class E on	2	2
21/03537/ADCOU	Cinderlands Cameley Road Cameley BS39 5AF	Prior approval request for change of use from agricultural building to 1 no. dwelling (C3)	1	1
21/03163/FUL	Old Waggon and Horses Hobbs Wall Farmborough B	Subdivision of existing dwelling into 2no. houses	2	1
21/03019/FUL	34 North Road Bath BA2 6JE	Erection of 1 No. 4 bed detached dwelling to the rear of 34 North Road.	1	1
21/02631/ADCOU	Orchard Crest Kings Lane Clutton BS39 5QQ	Prior approval request for change of use of agricultural building to dwellinghouse (Use Class C3).	1	1
21/02035/FUL	Park House Station Road Keynsham BS31 2BN	Proposal for the subdivision of the existing house and erection of a two storey extension to facilitate the creation of a new dwelling.	1	1
20/03392/FUL	Barn North of Village Hall Langridge Lane Langridge	Convert a redundant farm building into an agriculturally tied dwelling to house a farm worker.	1	1
21/03626/ODCOU	76 Lorne Road Bath BA2 3BZ	Change of use of Use Class B1(a) office to Use Class C3 dwellinghouses in the form of three flats.	3	3
21/03901/FUL	Crewcroft Barn Hinton Hill Hinton Charterhouse BA2	Barn conversion and alterations to the original building to form straw bale Passivhaus standard dwelling (Revised proposal).	1	1
21/03503/FUL	115 Cathertine Way Batheaston BA1 7NZ	Alterations to existing dwelling and proposed new dwelling (Resubmission)	1	1
21/03334/FUL	The Ferns Deadmill Lane Lower Swainswick Bath	Alterations and extension to residential annex in association with its independent use	1	1
21/02499/FUL	Tynning Courtenay Road Keynsham BS31 1JT	Erection of a dwelling following demolition of existing dwelling	1	0
20/01545/FUL	1 Bath Hill Keynsham BS31 1EB	Conversion of existing store to residential dwelling	1	1



21/03093/FUL	17 Pulteney Road Bath BA2 4EZ	Change of use of ground, first and second floor from 6 no. residential units (Use class C3) to Childrens' Day Nursery (Use class E).	-6	-6
21/02883/FUL	Hunters QuestIford CloseSaltford BS31 3BD	Demolition of existing bungalow and erection of 2no semi detached houses/garages and 1no flat with associated parking, landscaping and widened access.	3	2
21/01379/FUL	Former Radstock County Infants SchoolBath Old Ro	Erection of 9 detached dwellings, access, parking, bicycle and refuse storage and landscaping following demolition of vacant school buildings	9	9
21/04059/FUL	14 Charlotte Street Bath BA1 2ND	Change of Use of from Yoga Centre Studio with support office and storage space (Use Class E) to self-contained dwelling house (Use Class C3). Internal and external	1	1
21/03918/FUL	11 Fountain Buildings Bath BA1 5DU	Change of use of rear ground floor from storage area to 1 No. self-contained flat (Use Class C3)	1	1
21/03783/FUL	Lawn CottageLucklands Road Upper WestonBath	Replacement of existing bungalow with 1 no. 4 bedroom dwelling	1	0
21/03417/ODCO	The Care Network 1 Riverside CottagesRadstockBA	Prior approval request for change of use from offices (Use Class B1a) to 4no. self-contained flats (Use Class C3).	4	4
21/02707/FUL	The ChestnutsTunley Road Tunley BA2 0EE	Single storey extension and change of use of the existing annexe from residential (C3 use class) to a dual residential and holiday let (C3 use class). (Resubmission).	1	1
21/03898/FUL	1 Orchard CottageWick LaneCamertonBA2 0PQ	Change of use from residential annex to dual use for residential annexe and as a self-contained holiday-let.	1	1
21/04175/FUL	237 Englishcombe Lane Bath BA2 2ER	Conversion of 4bed house into 2no, flats, erection of porch, double garage and new gate.	1	2
21/04206/FUL	Carrswood ViewLower Bristol RoadBath	Change of use of three transit Gypsy and Traveller pitches at Carrswood view Gypsy and Traveller site to use as permanent residential pitches for Gypsy and Traveller	3	0
21/03113/FUL	33 Cynthia Road Bath BA2 3QQ	Conversion of the existing three storey three bedroom house into two separate dwellings, one of which is to be a one bed flat and the other a one bed maisonette.	2	1
21/00936/FUL	BarodaThe AvenueBath BA2 5EQ	Erection of a replacement dwelling (Resubmission).	1	0
21/00162/FUL	The Old Cider Barn Dumpers Lane Chew MagnaBS4	Erection of 1 no. 3 bedroom house following demolition of existing dwelling.	1	0
21/02798/FUL	Chew Valley Fruit Farm Bonhill RoadBishop SuttonB	Convert two agricultural buildings into two residential dwellinghouses (Use Class C3).	2	2
21/03942/FUL	Woodland ViewSingle HillShoscombe BA2 8LZ	Erection of 1no dwelling following demolition of existing bungalow.	1	0
21/02405/FUL	Tasburgh House HotelWarminster Road Bathampton	Erection of two storey single family dwellinghouse in rear grounds of hotel (Resubmiss	1	1
21/04341/FUL	7 Fairfield Tunley BA2 0DY	Erection of a detached four bedroom house with integral single garage within the side grounds of 7 Fairfield	1	1
21/01801/FUL	MeadowbankTuckers LaneUbleyBS40 6PB	The erection of a new, 6 bedroom detached dwelling with detached garage/greenhouse following demolition of the existing dwelling.	1	1
21/04397/FUL	Holt HouseFarmborough LanePriston BA2 9EH	Conversion of barn to create a separate dwelling, together with refurbishment of existing two barns for use as storage and workshop.	1	1
21/04244/FUL	1 Westmorland Road Bath BA2 3EU	Alterations and refurbishment of existing accommodation at 1 and 1A Westmoreland Road together with the erection of a terrace of four new dwellings at the junction of	4	4
21/03201/FUL	Artizan Hair Studio 8 George Street Bath BA1 2EH	Change of use of second floor from a retail unit of Artizan Hair Salon to a self-contained flat (C3).	1	1
21/02876/FUL	89 Bristol Road Whitchurch BS14 0PS	Demolition of existing storage building to form 2no 2 bed flats	2	2
20/03009/FUL	Ashcombe House Tadwick LaneSwainswick BA1 8A	Conversion of long barn into two holiday cottages.	2	2
21/04667/FUL	Albany Guest House Bath BA1 2NB	Proposed change of use from Guest House to 3 No. Residential Apartments	3	3
21/04472/FUL	BarkstonBath Old Road Radstock BA3 3HF	Change of use from detached garage to holiday let.	1	1
21/03824/FUL	Building to North of Laughing SnakesMidford LaneFr	Conversion of redundant existing gatehouse building into a one bedroom holiday let	1	1
21/03758/FUL	St Pauls House1A St Pauls PlaceBath BA1 2AY	Change of use of ground floor commercial units (Class E) and alterations to existing maisonette to form 5-bed HMO (Class C4) and/or holiday let (Class C3). Associated	1	1
21/03032/FUL	Manor Farm Skinners Hill CamertonBA2 0PJ	Change of use from offices (Class E) to 9 No. residential units (Class C3).	9	9
21/03031/FUL	Red Lion The Street Bishop Sutton BS39 5UT	Erection of 2No. semi-detached dwellings (Use C3) on the land to the east of the public house (Sui Generis), including altered access from Sutton Hill Road,	2	2
21/02894/FUL	Land at the rear of 54-56 Wells Road Thornbank Ga	Erection of a new dwelling on rear garden site of 54 Wells Road.	1	1
21/01588/FUL	Field between City Farm and Cotswold ViewThe Holl	Erection of 9 dwellings with associated access, parking, drainage, landscaping and ecological mitigation.	9	9
20/04860/FUL	7 Gay Street Bath BA1 2PH	Change of use from Office (Class E) to a Dwelling (Class C3).	1	1
21/01678/ADCO	Land and Buildings West of St Julians Farm St Juliar	Change of use of agricultural building to dwellinghouse (Use Class C3).	1	1

21/04922/FUL	117 Newbridge Road Bath BA1 3PT	Change of use from office space (use class E) to 7no. apartments (use class C3) with alterations to roof and associated hard and soft landscaping (part retrospective).	7	7
21/04473/FUL	19 Alpine Gardens Bath BA1 5PB	Erection of a new single dwelling (Class C4 use) with 4 bedrooms over three floors with associated external works.	1	1
21/04490/FUL	1 Pulteney Gardens Bath BA2 4HQ	Change of use of existing 5-bedroom licensed HMO to 3no. 1-bedroom and 1no. 2-bedroom flats and associated works to include loft conversion, and bin and bicycle	2	1
21/02641/FUL	Double Hill Farm Double Hill Shoscombe BA2 8PT	Conversion and extension of agricultural building to form holiday accommodation.	1	1
21/03690/FUL	The Weston 1-3 Newbridge Road Bath BA1 3HE	Change of use of public house trading areas (Sui Generis) to residential, conversion of existing residential upper parts and associated ancillary works to provide 8no. self-	8	8
21/03575/FUL	Chew Valley Hire Woodwick Farm Bristol Road Comp	Erection of a permanent Rural Workers Dwelling following the removal of the existing temporary mobile home and stables.	1	1
21/04779/FUL	28 Flatwoods Road Bath BA2 7AQ	Erection of a single dwelling and associated works following removal side conservatory attached to the host dwelling.	1	1
21/01356/FUL	71 North Road Bath	Proposed new dwelling to side plot of 71 North Road with existing flat reconfigurations.	1	1
21/05274/FUL	17 Pultenay Road Bath BA2 4EZ	Change of use of basement, ground, first and second floors from 7 no. residential units (Use class C3) to Children's Day Nursery (Use class E) and increase proposed	-7	-7
21/04882/FUL	Prince of Wales Dunkerton Hill Peasedown St John B	Conversion and adaptation of former public house to provide 3 No dwellings.	3	3
21/04384/FUL	5 Miles Buildings Bath BA1 2QS	Change of use from office to office and residential (dual use) (Resubmission)	1	1
21/05590/FUL	237 Englishcombe Lane Bath BA2 2ER	Conversion of a 4 bedroom house into two flats, the erection of a porch, parking area and new gate (Resubmission).	2	1
21/05378/FUL	17 Devonshire Buildings Bath BA2 4SP	Use of the converted attached lean-to as a holiday let and minor changes to the internal layout and rooflights approved as part of application 16/01098/FUL and 16/01099/LBA.	1	1
21/04569/FUL	Crewcroft Barn Hinton Hill Hinton Charterhouse BA2	Barn conversion and alterations to the original building using a traditional construction method, including a raised roof height 6no skylights to facilitate 2no additional	1	1
21/01358/FUL	Farm Buildings at Weavers Farm Weavers Orchard W	Proposed conversion of 2no. barns to form a single dwelling including an independent flat with ancillary use to the main dwelling (re-submission)	1	1
21/05594/FUL	Aston Villa New Road High Littleton BS39 6JH	Erection of a new dwelling and ancillary works within the front garden of the existing residential property of Aston Villa.	1	1
21/05137/FUL	65 St Ladoc Road Keynsham BS31 2EQ	Erect 1 no. three bedroom attached house.	1	1
21/04654/ADCOU	Elm Grove Farm Lower Road Hinton Blewitt	Prior approval for the change of use of existing barns into five self-contained dwellinghouses.	5	5
21/04469/FUL	6 Malvern Terrace Bath BA1 5JT	Conversion of two residential apartments to re-instate former single whole house residential dwelling.	1	-1
21/04395/FUL	36 St James Park Bath BA1 2SU	Erection of extensions and alterations culminating in the appearance of a new dwelling	1	0
21/03746/FUL	Lawrence House Lower Bristol Road Twerton BA2 9E	Erection of a building containing 7no. one and two bedroom flats, bin / cycle store and ancillary works (Resubmission).	7	7
21/05160/FUL	Perrymead South Widcombe Hinton Blewitt BS40 6BL	Partial demolition, conversion, and extension of existing outbuildings to holiday let	1	0
21/05079/FUL	2 Bath Street Bath BA1 1SA	Change of use of office accommodation (Class E) to 4 flats comprising 2 2-bed flats and 2 1-bed flats, and external alterations.	4	4
21/01869/FUL	Country Butchers Lower Bristol Road Clutton BS39 5	Change of use and extension of the former butcher's shop (Use Class A1) to dwelling house (Use Class C3).	1	1
21/05250/FUL	6 Raby Place Bath BA2 4EH	Reconnection of 8 Raby Place with the separate basement flat to form single town house, reconfiguration to the lower ground floor rooms, alteration to part of the elevations to the modern rear extension and associated balcony and minor internal	1	0
21/04315/FUL	Englishcombe House Residential Care Home 33 Eng	Change of use of care home (Use Class C2) to residential accommodation (Use Class C3) to create 7No. self-contained flats and associated works.	7	-3
21/05113/FUL	Empty Shop premises 50 High Street Midsome North	Proposed conversion of vacant shop and ancillary offices to two one-bed flats	2	2
21/05069/FUL	Site of Former Nursery Bailbrook Lane Lower Swainsv	Erection of 1 No. self-build dwelling (C3 Use Class) and associated vehicular access and landscaping works.	1	1
22/00407/CLEU	Land and Buildings north of 29 Kelston Mills Kelston	Use of land at Kelston Marina for residential use (Use Class C3) with associated residential curtilage (Certificate of Lawfulness of Existing Use).	1	1

22/00144/FUL	Land south of 378 Wellsway Bath	Conversion of existing building (2no. flats) to form 1 no new dwelling (total of 3no. flats) at Land South of 378 Wellsway.	3	1
21/05531/OUT	Parcel 7048 Marsh Lane Clutton	Outline planning permission for a farm worker's dwelling (all matters reserved).	1	1
21/05102/FUL	43 Radstock Road Radstock BA3 2AN	Erection of 1no. detached dwelling	1	1
21/04906/OUT	Rocklands Farringdon Road Paulton BS39 7LP	Outline application for 6 dwellings on land to the rear of Rocklands (all matters reserved).	6	6
21/04816/FUL	3 Tucking Mill Cottages Tucking Mill Lane Monkton Compton	Conversion of 3 and 4 Tucking Mill Cottages into 1no. dwelling, erection of extensions to front and rear.	1	0
21/04507/FUL	Proposed café 223 Trajectus Way Keynsham	Erection of no. 4 dwellings (Use Class C3) and associated works	4	4
21/03587/FUL	16-17 Walcot Buildings Bath BA1 6AD	Change of use of the lower ground floors and the two rear extensions to both buildings from retail to residential. Retain retail use at upper ground floor. External alterations to include filling in the area between the two rear extensions, insulating the roof to the extension of number 16 and replacing the existing felt roof finish with a lightweight single ply membrane system, removing a section of wall to the rear of	2	1
21/02029/FUL	Littleton Farm Chew Road Chew Magna BS40 8HJ	Conversion of agricultural buildings to create four dwellings with associated works.	4	4