



Planning & Development News

April 2023

News this Month

- B&NES Council Trial of **On-Street Electric Vehicle Charging** within Bath - see 1.1
- Bathscape and Avon Wildlife Trust Seek Grassland Sites for Proposed Upgrade to **Biodiverse Meadows** - see 1.2
- Temporary Home Announced for the **Bath Fashion Museum**, and Update on the Future of the **Assembly Rooms** - see 1.6
- Public Consultation Date Announced for Development Proposals at the **Recreation Ground** - see 2.1
- Further Call for Historic House to be Retained in Response to Resubmission for Development Plans at **Waterworks Cottage** - see 2.2
- BPR responds to Revised Proposals for Development of Two Dwellings on Green Belt Site at **Deadmill Lane** - see 2.3
- BPT Responds to Ongoing, Unauthorised Works to Curtilage Grade II Listed **Charmydown Barn** & Associated Landscape Harm - see 2.4
- Georgian Group Opens Nominations for **Heritage at Risk List 2023**- see 3.2

1. B&NES Consultations and Projects

1.1 Council Trial of On-Street Electric Vehicle Charging within Bath: Proposals have been approved for the trial of on-street cable channels that would enable residents to charge electric vehicles safely from their homes. A report on the proposed 18-month trial which would allow residents with no off-street parking to charge vehicles from their home energy supply was considered by Councillors. The trial would include the installation of three different charging cable channels which would be installed within the footway, offering residents an alternative to trailing cables across the pavement, which is prohibited and causes accessibility issues. The new cable channel products would be trialled with 60 participants.

[Further information about the trial is available here.](#)

1.2 Proposed Upgrade of Grasslands to Meadows in B&NES: Bathscape and Avon Wildlife Trust are looking for owners and managers of grassland in the Bath area that could be

transformed into a flower-rich fields to increase the biodiversity of land and restore wildflower meadows. The scheme aims to build up a network of wildlife-rich land across the Bathscape area to help tackle the climate and ecological emergency and support nature recovery.

The two organisations will be running a free advisory service and training sessions for landowners and managers of suitable sites and volunteers from the Bathscape project will be available to help improve sites. [Sessions will be announced via the Bathscape website.](#)

[Read the full press release here.](#)

1.3 New Community Spaces Thriving in Formerly Vacant Units in B&NES: The Vacant Unit Action Project by B&NES Council has created community spaces in Midsomer Norton, Keynsham, Twerton and Bath city centre which are being showcased in a [new video](#) to celebrate the two year success of the project. Funded by £500,000 from the West of England Combined Authority's Recovery Fund, as well as match funding from B&NES Council and Bath BID, the project aims to support local businesses, arts, community, and cultural organisations in the area by repurposing vacant spaces and attracting footfall to local high streets.

[Read the full press release here.](#)

1.4 B&NES Council Expecting to Meet Target of 100,000 Trees Planted by 2023: Hundreds of new trees are being planted in parks, green spaces and streets across the district over the coming weeks as end of the winter planting season approaches. In 2019, B&NES Council launched a target of 100,000 trees planted in the area by May 2023. The target is on track to be met in the coming weeks.

[See an overview of tree planting activity here.](#)

1.5 Traffic Restrictions on Milsom Street to be Retained: Restrictions on vehicles other than buses using Milsom Street between 10am and 6pm are to continue, following a decision made by B&NES Council. An experimental traffic order to prioritise access for buses and restrict vehicles was introduced in 2021 to make the road a more pleasant environment for pedestrians and cyclists through the removal of motor traffic. This followed a temporary restriction that was brought in during 2020 as part of various measures across Bath to help with social distancing. Following a thorough evaluation of the scheme, a decision has been taken to make the restriction permanent. Traffic other than buses cannot use the road up to the junction with Quiet Street between 10am and 6pm.

Other changes include a total of seven new Blue Badge parking bays in New Bond Street and Quiet Street, an improved pedestrian link between Milsom Street and Broad Street car park, new parklets, and replacement street furniture along Milsom Street.

[Read the full press release here.](#)

1.6 Temporary Relocation of Fashion Museum Bath: The Fashion Museum Bath has announced that its world-class collection has found a temporary home at luxury glovemaker Dents Headquarters in Warminster while it works to create a new museum at

the Old Post Office in the centre of Bath, which is expected to open in four to five years' time. The Museum is also partnering with Bath Spa University to create a Fashion Collection Archive in Locksbrook, to the west of the city centre, opening in the next three to five years.

The Bath Assembly Rooms have been handed back to the National Trust as of March 2023, and works are now ongoing for the development of a new Georgian experience that will reveal stories of the building's social life "in a way that is tangible and exciting." It is currently intended that the new visitor offer will be open by 2026. In the meantime, the Assembly Rooms will continue to open for a range of public events, such as the [upcoming free Unlimited exhibition by the Holburne Museum](#), and behind-the-scenes tours and partnership events to share the ongoing work.

2. Bath Matters, Planning Applications and Developments

2.1 The Rec: Bath Rugby has confirmed that new designs for the redevelopment of the club's current stadium at The Rec will be made public on 6th May. Plans are for the development of a permanent stadium with a capacity of 18,000, as well as improvements to the public space along the riverside path. The stadium plans will be available to view in person, as well as accessible online via [the Rugby Club's website](#).

[Read the full Rugby Club press release here.](#)

The following planning applications have been reviewed by BPT's Architecture Planning and Place Committee

2.2 Waterworks Cottage: Application [23/00895/FUL](#) has been submitted with revised proposals for the demolition of Waterworks Cottage (the principle of which has already been separately secured) and the development of two contemporary dwellings. The scheme is largely the same as earlier, refused application [22/04122/FUL](#), with amendments including a slight reduction in building height and the relocation of Plot 2 to the far eastern corner of the site set back from the road (formerly the location of Plot 3).

BPT has maintained resistance to the proposed demolition of this 19th century cottage, which is recognised as a Non-Designated Heritage Asset (NDHA) and a feature of local interest. We continue to call for the cottage to be brought back into use as a sustainable family home.

[Read BPT's consultation response here.](#)

2.3 Deadmill Lane: Application [23/00893/FUL](#) has been submitted with revised proposals for the development of two detached dwellings on the greenfield site along Deadmill Lane, situated within the Green Belt and the indicative setting of the Bath Conservation Area. The design of the dwellings has been revised from previously refused [22/01220/FUL](#) to be one storey and implement green walls and roofs.

BPT maintains an in-principle position against any development on this site where it would result in inappropriate development in the Green Belt, and harm to the site's open, green contribution to the setting of the conservation area and World Heritage Site. The

application has not demonstrated suitable public benefit or ‘special circumstances’ to outweigh this harm. BPT’s written statement will be made available via the planning portal and our website in due course.

[The deadline for consultation is 10th May; respond to the application here.](#)

2.4 Charmydown Barn: Applications [23/00429/FUL](#) & [23/00430/LBA](#) were resubmitted for the regularisation of a series of unauthorised works to Charmydown Barn, a curtilage Grade II listed building, as well as associated landscaping works. The applications superseded previously withdrawn application [22/01210/FUL](#) and omitted some previously harmful aspects of the scheme, such as a new door in the Cross Barn and the solid infill of the ‘piggery’.

BPT has maintain heritage concerns regarding the scale of works and resulting impact to a group of curtilage listed agricultural buildings, and continued to call for enforcement action to be taken.

[Read BPT’s consultation response here.](#)

2.5 The Towers, Entry Hill: Application [23/00700/FUL](#) proposed energy efficient retrofits to an unlisted late 19th century semi-detached dwelling. Works would include the replacement of uPVC windows with timber-framed equivalents and the installation of external insulation across the south and east elevations.

BPT has responded by identifying the benefits of the proposed insulation measures, and has emphasised that further information should be provided as to why this particular approach was selected. Our response highlighted that details regarding the proposed appearance and finish are needed to assess the degree of visual impact and change in material appearance from Bath stone as a precedent in the Conservation Area.

[Read BPT’s consultation response here.](#)

2.6 North Parade Buildings: Applications [23/00544/FUL](#) & [23/00545/LBA](#) proposed retrofit works to a Grade II listed building in the city centre, including the installation of internal insulation, upgrade of existing windows to include slimlite or vacuum double glazing, and the installation of an air source heat pump in the vaults with associated damp proofing works.

BPT has welcomed the principles of the scheme whilst pushing for further information on the degree of impact to historic fabric and the associated significance of the building, particularly regarding the proposed internal insulation and how this would affect the timber panelled interiors.

[Read BPT’s consultation response here.](#)

2.7 Parcel 7512, Fosseyway: Application [23/00021/FUL](#) proposed remedial landscaping and biodiversity improvements on the site of the former Fuller’s Earth site. This follows an earlier, refused application [21/02813/FUL](#) for similar works. The site would be managed in the long term as a seasonal hay meadow, with the planting of new native woodland. BPT has raised concerns about the lack of assessment regarding contaminated soil in the on-site spoil heaps and its suitability for re-levelling and biodiversity enhancement works.

We further emphasised need to consider potential impact on surrounding ecological landscape and habitats.

[Read BPT's consultation response here.](#)

2.8 Buildings at End of Walnut Drive, Oldfield Park: Application [23/00235/FUL](#) proposed the demolition of the existing 19th century coach house to build a contemporary three-bed dwelling. This would supersede existing planning permission for the refurbishment/rebuild of the existing coach house to create a two-bed dwelling.

BPT has accepted the principle of development on the site but felt that the design could be more locally responsive. Our response encouraged consideration of the retention and reuse of the existing building where possible as the greenest alternative.

[Read BPT's consultation response here.](#)

3. National News

3.1 Levelling Up and Regeneration Bill: Since February, the House of Lords has discussed numerous amendments to the [Levelling-Up and Regeneration Bill \(LURB\)](#). Amendments covered include:

- Scrutiny of combined county authorities (CAAs)
- Services provided by district councils
- Devolution of fiscal powers
- Powers for local authorities and other bodies to dispose of surplus land
- Managing short-term lets and empty dwellings, and tackling under investment by landlords
- Changing the names of streets
- Ensuring consultations by local authorities are impartial and conducted by independent third parties.
- Powers for local authorities and other bodies to dispose of surplus land
- Climate and environment duties in local planning policy
- Second homes and holiday lets
- Consultations between the Secretary of State and local authorities.

3.2 Georgian Group Heritage at Risk 2023: The Georgian Group is compiling a Heritage at Risk list for 2023 which will highlight the plight of eighteenth- and early nineteenth-century buildings and landscapes that could and should have a brighter future. Buildings to be considered must be in England or Wales and built 1700-1837; the building can be listed or unlisted but must be in a poor state of repair or condition, be disused or unoccupied or perhaps threatened by demolition or inappropriate alterations or change of use.

[The 2022 At Risk List is available here.](#)

3.3 City of Edinburgh Council Opens Listed Buildings Consultation: The City of Edinburgh Council has opened a 10-week online consultation to seek the views of people who own listed buildings and the challenges they face with repairs and the cost of living. The consultation will gather residents' views on their experiences when adapting their

properties to make them more energy efficient and protect against any flood risk. The survey includes questions about the size and age of properties, types of work carried out and barriers homeowners have experienced when trying to carry out work. Questions also include the council's current planning guidelines and the impact of climate change.

[The consultation can be viewed here.](#)

3.4: Heritage & Carbon: Addressing the Skills Gap: A report produced in a collaboration between Grosvenor, Peabody, Historic England, The National Trust, and the Crown Estate has highlighted that historic buildings are pivotal in tackling climate change. It identifies a need for 205,000 workers every year to focus on retrofitting historical buildings, double the amount estimated to possess such skills currently, and predicts taking such actions would generate £35 billion extra in output annually for the British economy.

[Read the report and associated resources here.](#)