



## Planning & Development News

### Autumn Edition

September - October 2023

#### News this Month

- Planning Application Submitted for Bath Rugby Stadium- see 2.1
- Objection to **Sulis Down Amendments** & Decision Expected at November Planning Committee - see 2.2
- **Gasworks** Proposals Amended - see 2.3
- Government Consultation on **Levelling-up and Regeneration Bill** - see 3.3
- B&NES Council Phase 2 of **Trial Bike Hangar Installation** - see 1.2
- Reopening of **Cleveland Pools** for Cold Water Swimming - see 1.1
- Demolition Works Begin on **Former Gas Pipe Bridge**, Winsdor Bridge Road - see 1.6
- BPT Response to Revisions to **Waterworks Cottage** Planning Permission for Two New Dwellings - see 2.4
- BPT Response to Development of **Garage Site at Ringswell Gardens** on Design Grounds - see 2.6
- BPT Responds to Resubmitted Proposals for **Monopole on Kelston Road** - see 2.10
- Government Plans Consultation on **Demolition of Unlisted Buildings** - see 3.4
- Rishi Sunak Announces **Major Changes to Climate Policy** - see 3.1

#### 1. B&NES Consultations and Projects

**1.1 Cleveland Pools:** Cleveland Pools reopened on 10<sup>th</sup> September with a free swim session. Bookings for regular swim slots are now available through Fusion Lifestyle. The pools will be open for unheated swimming, with heated swimming made available from 2024. Find out more [here](#).

**1.2 Council Installs ‘Phase 2’ Bike Hangars as Part of Two Year Trial:** Seventeen on-street bike hangars have been installed and are now available to rent as part of a £193,000 two-year trial funded by the government’s Transforming Cities Fund. The hangars will provide lockable and secure storage for 120 bikes for residents who don’t have access to private cycle parking/storage. Renting a space will cost £42 a year. [A local consultation was undertaken in February & March 2023](#), and the proposed locations were prioritised

where it was indicated there was the greatest demand by residents through the consultation. Find out more about the trial [here](#).

**1.3 B&NES Council to Monitor Impact of e-Bikes:** B&NES Council will closely monitor the impact on footways of the new e-bikes currently being rolled out in Bath. The new service sees the introduction of e-bikes to Bath in addition to the e-scooter service, which has been running since October 2020. E-cargo bikes will also be introduced soon. A total of 500 shared e-bikes and e-scooters is now in place in Bath following Tier taking over the West of England Combined Authority contract. The Council are looking at potential options to manage impact such as on-road parking bays and bike racks on pavements where appropriate. Tier are deploying 10 Rangers in Bath to manage the scheme. Any feedback can be directed to B&NES Council at [micromobility@bathnes.gov.uk](mailto:micromobility@bathnes.gov.uk).

**1.4 Redundant Gas Bridge, Windsor Bridge Road:** B&NES Council has started works to remove a redundant gas pipeline bridge in Bath as part of wider plans to build more houses and improve walking and cycling. Demolition works began on the 4th of September and are expected to complete in early December.

**1.5 Royal Victoria Park Improvement Works:** The duck ponds at Royal Victoria Park are due to benefit from a £75,000 programme of restorative works. Works will include the removal of silt and water quality improvements, to go ahead at the end of October. The improvement works are also expected to benefit the ponds' ecology value as habitat. Find out more [here](#).

**1.6 Conservation Works at Victoria Art Gallery:** The Upper Gallery is closed as works go ahead for the replacement of glazing in the historic roof and the creation of a creative learning space. Find out more [here](#).

**1.7 Funding Secured for Green Enhancement Works in Bath Parks & Green Spaces:** A total of £165,000 has been secured to support a two year programme for improvements to natural habitats and increased biodiversity in 18 parks and green spaces within Bath and North East Somerset, to be delivered by [Your Park Bristol & Bath](#) working closely with local residents, organisations and volunteers.

**1.8 Introduction of Emissions-Based Parking Charges & Clean Air Zone:** Parking charges based on vehicle emissions has been introduced in council-owned car parks in Bath to improve air quality in the city centre. The new variable charging structure will only affect motorists with more polluting vehicles. The new emission-based charge tariff will be published on the Council's [parking and travel webpages](#).

The air quality results for 2023 in the Clean Air Zone are now available [here](#).

## **2. Bath Matters, Planning Applications and Developments**

**2.1 The Rec: Planning application [23/03558/EFUL](#)** has been submitted for the proposed development of a new Rugby Stadium for Bath. **The consultation deadline is 4<sup>th</sup> November.** BPT will be reviewing the development proposals and planning documents and responding accordingly. An extension to the deadline has been given to allow for the planning application to be fully assessed.

**2.2 Sulis Down:** Amendments have submitted to application [22/02169/EOUT](#) with a new proposed location for the allotments on the north-east corner of Phase 3 and a reduced number of proposed dwellings from 300 to 290.

BPT has reiterated resistance to the lack of a comprehensive masterplan for the scheme contrary to local policy. The integration of allotments into the development site is supported, but raises questions about the number of houses proposed and the continued, disproportionate balance between the built development and its provision of private and public green space. Read BPT's objection to the latest amendments [here](#).

It is anticipated that the application will be on the Planning Committee agenda for 15<sup>th</sup> November.

**2.3 The Gasworks:** Amendments have been submitted to application [22/03224/EFUL](#) for the residential redevelopment of the western portion of the Gasworks site as part of the St William/Berkeley Homes site. St William/Berkeley Homes held an update information event earlier in the month for the proposed amendments to the planning application, which have now been submitted. Changes include a reduction in building heights, modifications to building materials and design, as well as enhancements in landscaping and public spaces. The total number of homes proposed has been revised from 616 to 611. BPT will be responding to the revised planning application by the consultation deadline.

**2.4 Waterworks Cottage:** Application [23/02958/VAR](#) was submitted, following the granting of planning permission for application [23/00895/FUL](#). The latest application proposes a variation of several conditions attached to the permission.

BPT expressed concerns with further alterations to the scale and massing of development once the principle of development on the site had been secured at Planning Committee. We questioned the relaxing of landscaping and ecology conditions where the success of the development would be dependent on high-quality landscaping and planting. Read BPT's response [here](#).

**2.5 Avondale Garage, Batheaston:** Revised plans came forward in application [23/02316/FUL](#) for the redevelopment of a vacant garage site to provide four new dwellings along the high street in Batheaston. BPT responded positively to the changes made in this latest application, which seeks to address concerns that we raised in our [earlier objection response](#). We have continued to raise design comments regarding the proposed terrace of dwellings that would form part of the high street. Read BPT's response [here](#).

**2.6 Garages at Ringswell Gardens:** Application [23/01247/FUL](#) proposed the redevelopment of an existing area of hardstanding and garages off Ringswell Gardens to provide a new single-storey "mews house". The development would be situated to the rear of the monumental Grade I late 18th century terrace at Grosvenor Place.

BPT expressed strong concerns were raised with the scheme's proposed design approach where the proposed bungalow-style dwelling would not be contextually appropriate. A design was called for that would appropriately complement and add to the established character and distinctiveness of the Conservation Area and World Heritage Site. Read BPT's response [here](#).

**2.7 188 London Road West:** Application [23/02375/FUL](#) was submitted with proposal for the cottage's extension, including a two-storey flat-roofed extension along the south-easterly gable end as well as a pergola covering over the existing patio.

BPT raised strong concerns with the scale, form, and material finish of the extension which would be considered a disproportionate and overbearing addition to the main building, at odds with its historic and aesthetic interest. Read BPT's response [here](#).

The application has since been withdrawn.

**2.8 17-18 Milsom Street:** Application [23/03108/LBA](#) proposed the creation of 4x apartments across the upper floors of the Grade II listed 18 Milsom Street above the existing ground floor retail unit. As part of works, proposals included the insertion of a new access door in the principal elevation to create a separate residential access to the upper floors. Works would also include energy efficiency measures such as secondary glazing to all existing sashes, and the addition of slimlite double glazing and internal insulation to the rear extension.

BPT supported proposals to bring the upper floors of the listed building back into sustainable use. Further details regarding the proposed appearance of the new door and the proposed retrofit measures were strongly recommended. Read BPT's response [here](#).

**2.9 Chelscombe Farm:** Application [23/03039/LBA](#) proposed a resubmission of a previous refused scheme for material works to the Grade II listed farmhouse, the demolition of non-historic outbuildings, and the extension of the historic outbuildings to convert these to residential use. The resubmitted proposals made no significant material amendments to proposals for the outbuildings. BPT resubmitted its supportive comments in favour of bringing the outbuildings back into active use. Read BPT's response [here](#).

**2.10 5G Monopole, Kelston Road, Newbridge:** Application [23/03191/TEL](#) proposed a resubmitted scheme for a 15m monopole on Kelston Road within the World Heritage Site. The monopole has been revised from a Phase 8 design to a slimmer Phase 9 design.

BPT raised concerns about the overall scale of the proposed monopole within the streetscape and the need for a comprehensive city masterplan for the proposed siting of future installations. The slimmer profile and amendments to the monopole's appearance were acknowledged as beneficial. Read BPT's response [here](#).

### **3. National News**

**3.1 Rishi Sunak Announces Major Changes to Climate Policy:** The Prime Minister announced that the government would be delaying some of their key net zero policies. This includes pushing back a ban on the sale of new non-EV cars, a delay to phasing out gas and oil boilers, and scrapping a policy requiring landlords to upgrade their homes to EPC C by 2028.

Read more [here](#).

**3.2 Government Cuts to Canal Funding:** The government has announced a reduction in grant funding for canal maintenance and management of over £300 million from 2027 as

part of the recent Government Review. The Canal & River Trust has declared that the loss of funding will threaten the future of the nation's historic canals, leading to their decline and to the eventual closure of some parts of the network. The loss of funding will have a knock-on effect to the ability of the Canal & River Trust to undertake repairs, particularly where costs are increasing and the canal network is under increasing pressure from climate change and more extreme weather events.

The Canal & River Trust have launched the 'Keep Canals Alive' campaign which you can find out more about, or support, [here](#).

**3.3 Levelling Up and Regeneration Bill:** The Bill has finished report stage, and will now go into its 3<sup>rd</sup> reading. The third reading is the final chance for the House of Lords to debate the substance of the bill, though it can no longer call for any changes. Find the Hansard and discussion of the bill [here](#). Read an article which covers the several planning amendments added to the LURB [here](#).

The government has launched a public consultation seeking feedback on parts of the Levelling Up and Regeneration Bill which relate to plan-making, to make plans simpler, faster to prepare and more accessible. The aim is for local plans to be more accessible, to be prepared more quickly and updated more frequently to ensure more authorities have up-to-date plans that reflect local needs, and to make use of current digital technology to improve access (ie. moving away from static PDF documents).

See the consultation [here](#); deadline ends 18<sup>th</sup> October.

**3.4 Government Plans for Consultation on Demolition of Unlisted Buildings:** The Government has committed to consulting on requiring planning permission to demolish unlisted buildings. Currently most unlisted buildings outside a conservation area can be demolished without planning permission. The move comes in the wake of the controversial demolition of the Crooked House pub which highlighted the vulnerability of unlisted buildings.

Find out more [here](#).