

Democratic Services

Guildhall, High Street, Bath BA1 5AW
Telephone: (01225) 477000 *main switchboard*
Direct Lines - Tel: 01225 394414
Web-site - <http://www.bathnes.gov.uk>

Date: 11 November 2015
E-mail: Democratic_Services@bathnes.gov.uk

To: All Members of the Development Management Committee

Councillors:- Rob Appleyard, Jasper Becker, Paul Crossley, Matthew Davies, Sally Davis, Eleanor Jackson, Les Kew, Bryan Organ, Caroline Roberts and David Veale

Permanent Substitutes:- Councillors: Neil Butters, Ian Gilchrist, Liz Hardman, Donal Hassett, Dine Romero and Karen Warrington

Chief Executive and other appropriate officers
Press and Public

Dear Member

Development Management Committee: Wednesday, 18th November, 2015

I attach a copy of the Committee Performance Report July –September 2015 (Agenda Item 11), which was inadvertently omitted from the main agenda pack.

The agenda is set out overleaf.

Yours sincerely



David Taylor
for Chief Executive

If you need to access this agenda or any of the supporting reports in an alternative accessible format please contact Democratic Services or the relevant report author whose details are listed at the end of each report.

This Agenda and all accompanying reports are printed on recycled paper

NOTES:

- 1. Inspection of Papers:** Any person wishing to inspect minutes, reports, or a list of the background papers relating to any item on this Agenda should contact David Taylor who is available by telephoning Bath 01225 394414 or by calling at the Guildhall Bath (during normal office hours).
- 2. Public Speaking at Meetings:** The Council has a scheme to encourage the public to make their views known at meetings. They may make a statement relevant to what the meeting has power to do. They may also present a petition or a deputation on behalf of a group. Advance notice is required not less than two full working days before the meeting (this means that for meetings held on Wednesdays notice must be received in Democratic Services by 4.30pm the previous Friday)

The public may also ask a question to which a written answer will be given. Questions must be submitted in writing to Democratic Services at least two full working days in advance of the meeting (this means that for meetings held on Wednesdays, notice must be received in Democratic Services by 4.30pm the previous Friday). If an answer cannot be prepared in time for the meeting it will be sent out within five days afterwards. Further details of the scheme can be obtained by contacting David Taylor as above.

- 3. Details of Decisions taken at this meeting** can be found in the minutes which will be published as soon as possible after the meeting, and also circulated with the agenda for the next meeting. In the meantime details can be obtained by contacting David Taylor as above.

Appendices to reports are available for inspection as follows:-

Public Access points - Reception: Civic Centre - Keynsham, Guildhall - Bath, The Hollies - Midsomer Norton. Bath Central and Midsomer Norton public libraries.

For Councillors and Officers papers may be inspected via Political Group Research Assistants and Group Rooms/Members' Rooms.

- 4. Recording at Meetings:-**

The Openness of Local Government Bodies Regulations 2014 now allows filming and recording by anyone attending a meeting. This is not within the Council's control.

Some of our meetings are webcast. At the start of the meeting, the Chair will confirm if all or part of the meeting is to be filmed. If you would prefer not to be filmed for the webcast, please make yourself known to the camera operators.

To comply with the Data Protection Act 1998, we require the consent of parents or guardians before filming children or young people. For more information, please speak to the camera operator

The Council will broadcast the images and sound live via the internet www.bathnes.gov.uk/webcast An archived recording of the proceedings will also be available for viewing after the meeting. The Council may also use the images/sound recordings on its social media site or share with other organisations, such as broadcasters.

5. **Attendance Register:** Members should sign the Register which will be circulated at the meeting.
6. THE APPENDED SUPPORTING DOCUMENTS ARE IDENTIFIED BY AGENDA ITEM NUMBER.

7. Emergency Evacuation Procedure

When the continuous alarm sounds, you must evacuate the building by one of the designated exits and proceed to the named assembly point. The designated exits are sign-posted.

Arrangements are in place for the safe evacuation of disabled people.

Development Management Committee - Wednesday, 18th November, 2015

at 2.00 pm in the Brunswick Room - Guildhall, Bath

A G E N D A

11. COMMITTEE PERFORMANCE REPORT JULY - SEPTEMBER 2015 (PAGES 9 - 20)

The Committee Administrator for this meeting is David Taylor who can be contacted on 01225 394414.

Delegated List Web Link: <http://www.bathnes.gov.uk/services/planning-and-building-control/view-and-comment-planning-applications/delegated-report>

Member and Officer Conduct/Roles Protocol*

Development Control Committee

(*NB This is a brief supplementary guidance note not intended to replace or otherwise in any way contradict the Constitution or the Code of Conduct for Members and Co-Opted Members adopted by the Council on 19th July 2012 to which full reference should be made as appropriate).

1. Declarations of Interest (Disclosable Pecuniary or Other Interest)

These are to take place when the agenda item relating to declarations of interest is reached. It is best for Officers' advice (which can only be informal) to be sought and given prior to or outside the Meeting. In all cases, the final decision is that of the individual Member.

2. Local Planning Code of Conduct

This document, as approved by Full Council and previously noted by the Committee, supplements the above. Should any Member wish to state/declare that further to the provisions of the Code (although not a personal or prejudicial interest) they will not vote on any particular issue(s), they should do so after (1) above.

3. Site Visits

Under the Council's own Local Code, such visits should only take place when the expected benefit is substantial eg where difficult to visualize from a plan or from written or oral submissions or the proposal is particularly contentious. The reasons for a site visit should be given and recorded. The *attached note* sets out the procedure.

4. Voting & Chair's Casting Vote

By law, the Chair has a second or "casting" vote. It is recognised and confirmed by Convention within the Authority that the Chair's casting vote will not normally be exercised. A positive decision on all agenda items is, however, highly desirable in the planning context, although exercise of the Chair's casting vote to achieve this remains at the Chair's discretion.

Chairs and Members of the Committee should be mindful of the fact that the Authority has a statutory duty to determine planning applications. A tied vote leaves a planning decision undecided. This leaves the Authority at risk of appeal against non-determination and/or leaving the matter in abeyance with no clearly recorded decision on a matter of public concern/interest.

The consequences of this could include (in an appeal against "non-determination" case) the need for a report to be brought back before the Committee for an indication of what decision the Committee would have come to if it had been empowered to determine the application.

5. **Protocol for Decision-Making**

When making decisions, the Committee must ensure that it has regard only to relevant considerations and disregards those that are not material. The Committee must ensure that it bears in mind the following legal duties when making its decisions:

- Equalities considerations
- Risk Management considerations
- Crime and Disorder considerations
- Sustainability considerations
- Natural Environment considerations
- Planning Act 2008 considerations
- Human Rights Act 1998 considerations
- Children Act 2004 considerations
- Public Health & Inequalities considerations

Whilst it is the responsibility of the report author and the Council's Monitoring Officer and Chief Financial Officer to assess the applicability of the legal requirements, decision makers should ensure that they are satisfied that the information presented to them is consistent with and takes due regard of them.

6. **Officer Advice**

Officers will advise the meeting as a whole (either of their own initiative or when called upon to do so) where appropriate to clarify issues of fact, law or policy. It is accepted practice that all comments will be addressed through the Chair and any subsequent Member queries addressed likewise.

7. **Decisions Contrary to Policy and Officer Advice**

There is a power (not a duty) for Officers to refer any such decision to a subsequent meeting of the Committee. This renders a decision of no effect until it is reconsidered by the Committee at a subsequent meeting when it can make such decision as it sees fit.

8. **Officer Contact/Advice**

If Members have any conduct or legal queries prior to the meeting, then they can contact the following Legal Officers for guidance/assistance as appropriate (bearing in mind that informal officer advice is best sought or given prior to or outside the meeting) namely:-

1. Simon Barnes, Principal Solicitor and Deputy Monitoring Officer
Tel. No. 01225 39 5176
2. Simon Elias, Senior Legal Adviser
Tel. No. 01225 39 5178

General Member queries relating to the agenda (including public speaking arrangements for example) should continue to be addressed to David Taylor, Senior Democratic Services Officer Tel No. 01225 39 4414

**Planning and Environmental Law Manager, Development Manager,
Democratic Services Manager, Monitoring Officer to the Council
August 2013**

Site Visit Procedure

- (1) Any Member of the Development Control or local Member(s) may request at a meeting the deferral of any application (reported to Committee) for the purpose of holding a site visit.
- (2) The attendance at the site inspection is confined to Members of the Development Control Committee and the relevant affected local Member(s).
- (3) The purpose of the site visit is to view the proposal and enhance Members' knowledge of the site and its surroundings. Members will be professionally advised by Officers on site but no debate shall take place.
- (4) There are no formal votes or recommendations made.
- (5) There is no allowance for representation from the applicants or third parties on the site.
- (6) The application is reported back for decision at the next meeting of the Development Control Committee.
- (7) In relation to applications of a controversial nature, a site visit could take place before the application comes to Committee, if Officers feel this is necessary.

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Bath & North East Somerset Council		
MEETING:	Development Management Committee	
MEETING DATE:	18 November 2015	AGENDA ITEM NUMBER
TITLE:	Quarterly Performance Report July - Sept 2015	
WARD:	ALL	
AN OPEN PUBLIC ITEM		
List of attachments to this report:		
None		

1 THE ISSUE

At the request of Members and as part of our on-going commitment to making service improvements, this report provides Members with performance information across a range of activities within the Development Management function. This report covers the period from 1 July – 30 Sept 2015.

The Development Service has recently published a Latest News web page:
<http://www.bathnes.gov.uk/services/planning-and-building-control/latest-news>

This is something our planning agents have been requesting for a while. And it is our opportunity to show the great work that we do, as well as demonstrating that we are approachable and ready to talk. We will be updating the Latest News web page at least quarterly with new stories about the teams, how we are doing, changes to legislation and interesting schemes.

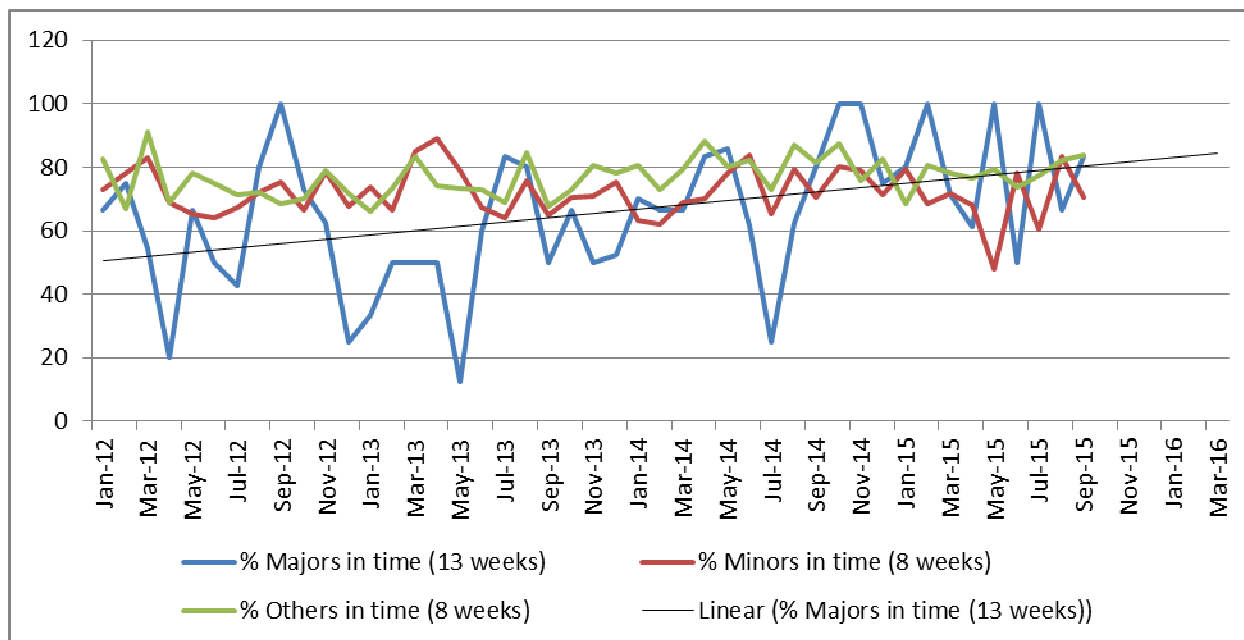
2 RECOMMENDATION

Members are asked to note the contents of the performance report.

3 THE REPORT

Tables, charts and commentary

Table 1 - Comparison of applications determined within target times



% of planning applications in time	2014/15				2015/16			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
% Majors in time	73%	64%	80%	83%	64%	78%		
% Minors in time	77%	72%	77%	72%	67%	71%		
% Others in time	83%	80%	82%	75%	77%	81%		

Table 2 highlights:

- Excellent performance on planning applications in July - Sept 2015.
- There has been a steady improvement in overall performance on Majors over the last two years.

Note: Major (10+ dwellings/0.5 hectares and over, 1000+ sqm/1 hectare and over); Minor (1-10 dwellings/less than 0.5 hectares, Up to 999 sqm/under 1 hectare); Other (changes of use, householder development, adverts, listed building consents, lawful development certificates, notifications, etc).

Table 2 - Recent planning application performance statistics

Application nos.	2014/15				2015/16			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Received	645	589	605	700	650	646		
Withdrawn	43	45	59	56	52	73		
Delegated no. and %	532 (96%)	540 (95%)	443 (95%)	536 (95%)	553 (97%)	570 (96%)		
Refused no. and %	52 (9%)	76 (13%)	42 (9%)	60 (11%)	56 (10%)	35 (6%)		

Table 2 highlights:

- B&NES have shown a 4% rise in planning application numbers when compared to the previous 12 month period which is slightly higher than the national trend (1%).
- The current delegation rate is slightly above with the last published England average of 94% (Year to Jun 2015).
- Percentage of refusals on applications remains very low when compared with the last published England average of 12% (Year ending Jun 2015).
- Although Q2 has seen an increase in withdrawn applications, the trend over the last two years has shown a gradual decrease.

Table 3 – Dwelling numbers

Dwelling numbers	2014/15				2015/16			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Major residential (10 or more dwellings) decisions	13	9	1	5	13	2		
Major residential decisions granted	7	2	1	3	9	2		
Number of dwellings applied for on Major schemes	543	463	982	391	1137	180		
Number of dwellings permitted on Major schemes	212	120	145	149	1636	114		
Number of dwellings refused on Major schemes	299	292	32	66	103	41		

Table 3 highlights:

- Numbers of major residential planning decisions (10 or more dwellings) were less with that of the same quarter a year ago, however these were permitted proposals.
- The number for dwelling permissions was large in Q1 due to developers getting their schemes through before the introduction of CIL back in April.

Table 4 - Planning Appeals summary

	Oct – Dec 2014	Jan – Mar 2015	Apr – Jun 2015	Jul – Sep 2015
Appeals lodged	22	18	27	27
Appeals decided	18	23	23	23
Appeals allowed	3 (19%)	6 (29%)	5 (25%)	8 (42%)
Appeals dismissed	13 (81%)	15 (71%)	15 (75%)	11 (58%)

Highlights:

- Recent appeal costs in association with applications overturned at committee amount to £39,721.95 for the last 6 months. This was mainly spent on consultants fees
- In the year to Sept 2015 there has been a 6% drop in appeal numbers
- Over the last 12 months our performance on appeals allowed is better than the national average at 29% (national average approx. 35%)

Table 5 - Enforcement Investigations summary

	Oct – Dec 2014	Jan – Mar 2015	Apr – Jun 2015	Jul – Sep 2015
Investigations launched	197	154	147	220
Investigations on hand	301	296	326	450
Investigations closed	154	178	122	98
Enforcement Notices issued	2	1	1	2
Planning Contravention Notices served	4	3	2	3
Breach of Condition Notices served	0	0	2	0

The figure shown in **Table 5** indicates a 49% increase in the number of investigations received this quarter, when compared with the previous quarter. This is mainly a seasonal summer spike. 5 notices have been served during this quarter.

Table 6 – Other areas of work (application handled but not included in national returns)

The service also has formal procedures in place to deal with pre-application advice, householder development planning questionnaires, discharging conditions on planning permissions, prior approvals, prior notifications and non-material amendments to list a few. **Table 6** below shows the total number of these types of procedures that require resource to action and determine.

During the last quarter the volume of these procedures received in the service has dropped slightly from the previous quarter figure.

Table 6

	Oct – Dec 2014	Jan – Mar 2015	Apr – Jun 2015	Jul – Sep 2015
Other types of work	527	570	579	507

Table 7 – Works to Trees

Table 7 below shows the number and percentage of tree applications and notifications determined.

Table 7

	Oct – Dec 2014	Jan – Mar 2015	Apr – Jun 2015	Jul – Sep 2015
Number of applications for works to trees subject to a Tree Preservation Order (TPO)	25	16	32	20
Percentage of				

applications for works to trees subject to a TPO determined within 8 weeks	96%	94%	91%	80%
Number of notifications for works to trees within a Conservation Area (CA)	206	144	179	161
Percentage of notifications for works to trees within a Conservation Area (CA) determined within 6 weeks	92%	97%	98%	98%

Table 7 highlights:

- There has been a small fall in the number of TPOs and Notifications in the last quarter
- Performance on determining applications for works to trees subject to Tree Preservation Orders and on dealing with notifications for works to trees within a Conservation Area remains excellent

Table 8 - Customer transactions using telephone

Table 8 below details the number of incoming calls to the service for the Development Management function. Calls to service as a whole have seen a small decrease during the last quarter.

Table 8

	Oct – Dec 2014	Jan – Mar 2015	Apr – Jun 2015	Jul – Sep 2015
Planning Information Officers	1987	2284	1811	1929
Planning Officers	1720	1662	1311	1130
Planning Administration	1099	1584	1522	1252
Planning & Conservation Team	418	614	791	403
Enforcement Team	588	716	970	637

Table 9 - Electronic transactions

The Planning Services web pages continue to be amongst the most popular across the whole Council website, particularly '[View and Comment on Planning Applications](#)' (an average of 15,000 hits per month) and '[Apply for Planning Permission](#)' (average of 1,200 hits per month). The former is the most popular web page after the council's home page.

Table 9 below shows a continuing upward trend in online submissions via the [Planning Portal](#). The benefits to agents and applicants include an online help function, immediate delivery and

acknowledgement, and savings on printing and postage costs. Secure fee payments can also be made online through the Planning Portal facility.

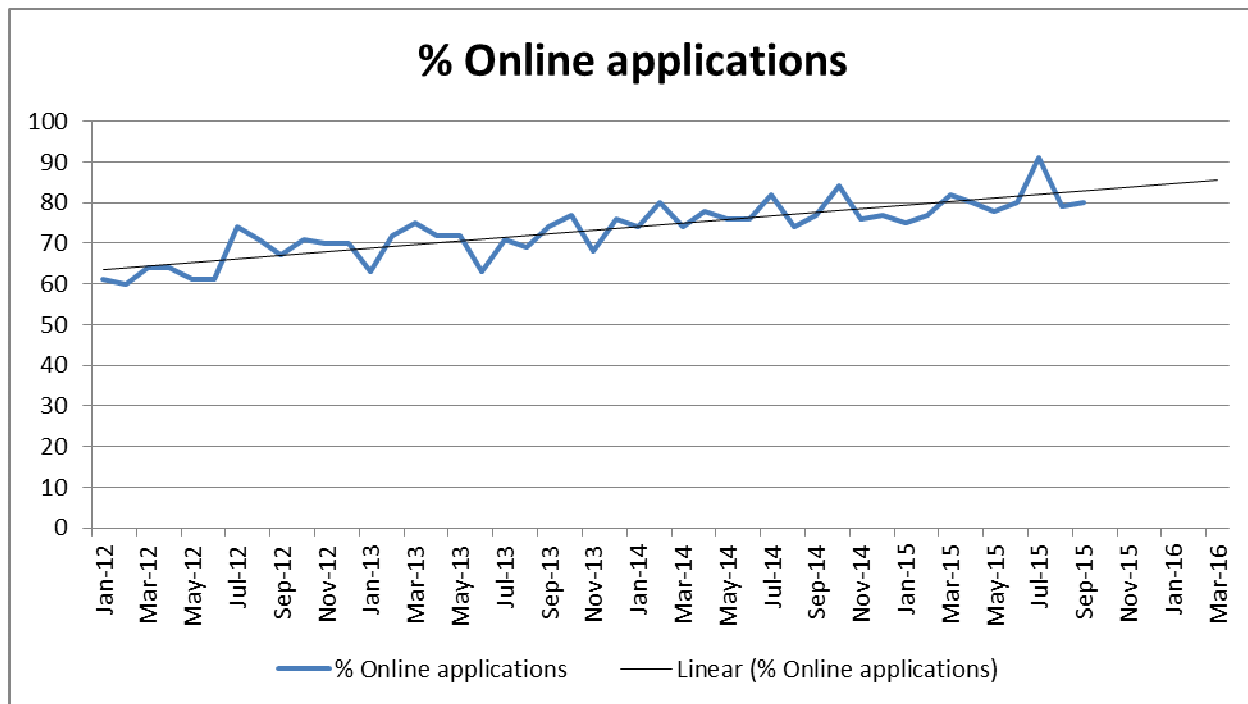


Table 10 - Customer Feedback

We have received more compliments than complaints in Planning. None were upheld this quarter.

Table 10

Customer Feedback	Oct – Dec 2014	Jan – Mar 2015	Apr – Jun 2015	Jul – Sep 2015
Compliments received	10	11	15	11
Complaints received	12	17	14	9
Complaints upheld	1	0	1	0
Complaints Not upheld	3	10	6	8
Complaints Partly upheld	4	0	1	1

Table 11 - Ombudsman Complaints

When a customer remains dissatisfied with the outcome of the Corporate Complaints investigation they can take their complaint to the **Local Government Ombudsman** for an independent view. There have been no upheld complaints in the last 12 months.

Table 11

Ombudsman Complaints	Oct – Dec 14	Jan – Mar 15	Apr – Jun 15	Jul – Sep 2015
Complaints received	2	4	3	3
Complaints upheld	0	0	0	0
Complaints Not upheld	1	2	3	4

Table 12 – Section 106 Agreements and Community Infrastructure Levy (CIL)

Members will be aware of the Planning Obligations SPD was first published July 2009. Planning Services have spent the last few years compiling a database of Section 106 Agreements. This is still in progress, but does enable the S106 Monitoring Officer to actively monitor the delivery of agreed obligations. The Council started to charge the Community Infrastructure Levy (CIL) from April 6th of this year. Early CIL collection figures have been added to the table below – these financial overview sums will be refreshed for every quarterly report.

Table 12 (note all figures are for guidance only because of the further work still being undertaken in monitoring)

Section 106 and CIL	Jan – Mar 2015	Apr – Jun 2015	Jul – Sep 2015	Annual running total
S106 Funds agreed	£5,276,031.64	£956,447.83	£134,000.00	£6,366,479.47
S106 Funds received	£707,225.78	£1,713,443.00	£1,815,656.00	£4,236,324.78
CIL sums overview Potential to date	£568,850.99			
CIL sums overview Collected to date	£45,541.99			

Table 13 – Accredited Agents

A list of current Accredited Agents is displayed on the [council website](#). These agents have shown they fully understand how to submit a properly prepared planning application which means they are quicker for us to process and so reduce delays for the customer.

Table 13

	Oct – Dec 2014	Jan – Mar 2015	Apr – Jun 2015	Jul – Sep 2015
Numbers of Accredited Agents	24	24	25	25
Numbers of householder applications submitted by Accredited Agents	44	34	30	28

Table 14 – Chair referrals

Table 14 below shows the numbers of planning applications where Chair decision has been sought to either decide the application under delegated authority or refer to Development Management Committee. **A further analysis of Chair referral cases is attached as an Appendix item to this report.**

	Apr – Jun 2015	Jul – Sept 2015	Oct – Dec 2015	Jan – Mar 2016
Chair referral delegated	7	15		
Chair referral to DM Committee	7	14		

Table 15 – 5 Year Housing Land Supply Position April 2015 – March 2020

Total Planned Provision	2011-29	13,000 dwellings	722per annum
Built over years 1-4	11/12 - 14/15	2,190	548 pa
Delivery requirement for years 5-9	15/16 - 19/20	4,308	862 pa
Supply requirement (4,308 plus a 20% buffer)	15/16 - 19/20	5,170	1,034 pa
Deliverable Supply	15/16 - 19/20	6,104	1,220 pa
Deliverable Supply over 20% buffer requirement	15/16 - 19/20	934	

Between 2015 and 2020 BANES needs to deliver 4,308 dwellings and be able to identify a deliverable supply of 5,170 dwellings (a 20% buffer) in order to ensure that this is achieved. Against these requirements the Council can currently identify a deliverable supply of 6,104. Not all of this deliverable supply has a full, reserved matters, or outline planning permission. Further, the supply figure can change if planning and development timetables change. For example if a major planning application is refused, this would entail time to prepare revisions or appeal the decision, or the preparation of a planning application may take longer than expected, or it may take longer than expected for a land trader to sell on a planning permission to a developer.

Contact person	John Theobald, Project/Technical and Management Support Officer, Development 01225 477519
Background papers	CLG General Development Management statistical returns PS1 and PS2 + Planning applications statistics on the DCLG website: https://www.gov.uk/government/collections/planning-applications-statistics
Please contact the report author if you need to access this report in an alternative format	

Application no	ADDRESS	PROPOSAL	Decision Level	Decision Date	Status	Notes
15/01996/FUL	11 HollowayWidcombeBathBA2 4PS	Extension of kitchen into existing balcony with provision of roof and glazing to cover balcony.	COMMD C	30-Jul-15	PERMIT	Applicant is a Councillor for Bath and North East Somerset.
15/00987/FUL	Woodborough Mill FarmWoodborough Mill LaneWoollardBristolBS39 4JT	Conversion and extension of existing barns to staff accommodation unit ancillary to equestrian use, american barn stabling and all weather riding arena.	COMMD C	24-Sep-15	PERMIT	Applicant is a relative of a Councillor for Bath & North East Somerset Council.
15/02017/FUL	105 Midford RoadOdd DownBath	Increase the height of the current roof in order to use the loft space for storage. Provision of no.3 velux roof lights.	COMMD C	27-Aug-15	PERMIT	Applicant's agent is an elected member.
15/01727/FUL	DearholmColliers LaneCharlcombeBathBath And North East SomersetBA1 8DP	Ground floor and lower ground floor side extension.	CHAIR	01-Sep-15	PERMIT	Chair referral Delegated decision
15/00383/FUL	Bath Car Spa Limited London Road EastBathEastonBathBA1 7RL	Change of Use from Car Sales to Car Sales and Hand Car Wash/Valet Service. (Retrospective)	CHAIR	21-Aug-15	PERMIT	Chair referral Delegated decision
14/05872/LBA	Tunley FarmTunley HillCamertonBathBA2 0DL	Internal and external alterations for the conversion of existing to create 1 no. live/work units. Redevelopment and extension of existing derelict garage to form covered parking spaces. (Barn, storage building and associated land adjacent to Cheddar Cottage, Tunley Farm)	CHAIR	28-Aug-15	CON	Chair referral Delegated decision
15/02782/FUL	1 Stockwood ValeKeynshamBristolBath And North East SomersetBS31 2AW	Erection of a two storey side extension following demolition of existing attached garage (Resubmission)	CHAIR	10-Sep-15	PERMIT	Chair referral Delegated decision
15/03522/LBA	23 Royal CrescentCity CentreBathBath And North East SomersetBA1 2LT	Internal and external work to facilitate installation of new roof to existing orangery (Revised regularisation proposal)	CHAIR	30-Sep-15	RF	Chair referral Delegated decision
15/03521/FUL	23 Royal CrescentCity CentreBathBath And North East SomersetBA1 2LT	Installation of new roof to existing orangery (Revised retrospective proposal)	CHAIR	30-Sep-15	RF	Chair referral Delegated decision
15/03104/VAR	39 High StreetKeynshamBS31 1DS	Variation of condition 6 (Garden opening times) of application 14/02693/FUL granted on 12/12/2014 (Change of Use of Ground Floor from offices (B1) to Cafe/ Bar (A3) with alteration to street frontage windows to folding sliding doors, new extract flue and use of public highway for siting of 2no tables and 8no chairs).	CHAIR	03-Sep-15	PERMIT	Chair referral Delegated decision
15/02799/FUL	2 Vernon ParkTiwertonBathBath And North East SomersetBA2 3DD	Change of use from residential dwelling (Class C3) to house in multiple occupation (Class C4).	CHAIR	04-Sep-15	PERMIT	Chair referral Delegated decision
15/00935/FUL	2 Greenhill CottagesBritten's HillPaultonBristolBath And North East SomersetBS39 7PH	Erection of two dwellings and relocation of existing double garage.	CHAIR	20-Jul-15	RF	Chair referral Delegated decision
15/01790/FUL	Haydon Que Club Kilmersdon RoadRadstockBath And North East SomersetBA3 3QR	Change of use to part of the field adjacent to the Que Club from agricultural to vehicle storage.	CHAIR	01-Sep-15	RF	Chair referral Delegated decision
14/04272/LBA	The Cowshed5 Bladud BuildingsCity CentreBathBA1 5LS	Internal and external alterations to 19th Century shop front and new signage; provision of ventilation equipment on front and rear flat roofs. (Regularisation)	CHAIR	18-Sep-15	CON	Chair referral Delegated decision
14/04278/FUL	The Cowshed5 Bladud BuildingsCity CentreBathBA1 5LS	Alterations to 19th Century shop front, provision of ventilation equipment on front and rear flat roofs. (Retrospective)	CHAIR	18-Sep-15	PERMIT	Chair referral Delegated decision
14/02992/FUL	Empty Shop Premises Adj To No.2Third AvenueOldfield ParkBathBA2 3NY	Change of use from empty shop (Use Class A1) into hot food takeaway (Use Class A5) (Resubmission).	CHAIR	03-Sep-15	PERMIT	Chair referral Delegated decision

15/02673/VAR	Glenavon Farm 331 Bath Road Saltford Bristol Bath And North East Somerset BS31 3TU	Variation of condition 12 - plans list of application 14/05767/FUL. (Conversion, extension and redevelopment of existing farm buildings to provide a showroom and storage space.)	CHAIR	21-Jul-15	PERMIT	Chair referral Delegated decision
14/05871/FUL	Tunley Farm Tunley Hill Camerton Bath BA2 0DL	Conversion of existing farm buildings to create 1 no. live/work units. Redevelopment and extension of existing derelict garage to form covered parking spaces. (Barn, storage building and associated land adjacent to Cheddar Cottage, Tunley Farm)	CHAIR	28-Aug-15	PERMIT	Chair referral Delegated decision
15/03171/FUL	5 St James's Square Lansdown Bath Bath And North East Somerset BA1 2TR	Change of use from use class C3 (last used as a House in Multiple Occupation) to House in Multiple Occupation (large HMO) (use class Sui Generis) and reconstruction of front lightwell staircase.	COMMDC	24-Sep-15	PERMIT	Chair referral to committee. Ward Cllr request and number of objections.
14/01379/FUL	Rough Ground And Buildings Queen Charlton Lane Queen Charlton Bristol Bath And North East Somerset	Change of use of land to private gypsy and traveller caravan site (Retrospective) (Resubmission of 13/02781/FUL)	COMMDC	03-Sep-15	RF	Chair referral to committee. Controversial site with much planning history which each time has been refused both locally and at appeal due to Green Belt and sustainability issues.
15/02830/FUL	Rectory Lodge Old Bath Road Combe Hay Bath Bath And North East Somerset BA2 7EG	Erection of two bedroom single storey side extension and single storey extension to bedroom 3 and hall. Single storey infill side extension to link reception to existing garage. (Revised proposal)	COMMDC	28-Aug-15	PERMIT	Chair referral to committee. Impact of proposal on Green Belt and scale linked to the original dwelling.
15/02171/FUL	1 Back Lane Keynsham BS31 1ET	Erection of a timber shed and willow hurdle privacy screening (retrospective).	COMMDC	28-Aug-15	PERMIT	Chair referral to committee. Much of the surrounding area has had changes due to developments taking place. In Conservation Area & Listed Building.
15/03124/FUL	Land At Rear Of 25-32 Sladebrook Avenue Southdown Bath	Erection of new single storey dwelling with associated parking and access at land rear of 25-32 Sladebrook Avenue, Bath (resubmission)	COMMDC	24-Sep-15	PDE	Chair referral to committee. Number of issues raised by third parties should be dealt with by committee.
15/01425/OUT	Wansdyke House Claverton Down Road Claverton Down Bath Bath And North East Somerset BA2 7AS	Outline application with all matters reserved for the erection of a new house in the rear garden of Wansdyke House. (Resubmission)	COMMDC	30-Jul-15	APP	Chair referral to committee. Number of objections and varied planning history.
15/02904/FUL	Echo Gate 27 Rodney Road Saltford BS31 3HR	Erection of 3 no. detached dwellings and garages.	COMMDC	24-Sep-15	PERMIT	Chair referral to committee. Number of objections.
15/01757/FUL	Joseph House Church Lane Englishcombe Bath Bath And North East Somerset BA2 9DU	Erection of a wooden garden pagoda.	COMMDC	30-Jul-15	RF	Chair referral to committee. Parish support contrary to officer recommendation to refuse.
15/02042/LBA	582 Bath Road Saltford Bristol Bath And North East Somerset BS31 3JU	External alterations to include a one and a half storey rear extension to house and alterations and extension to outbuilding.	COMMDC	28-Aug-15	CON	Chair referral to committee. Site in a prominent position and has a history of applications with various outcomes.
15/02041/FUL	582 Bath Road Saltford Bristol Bath And North East Somerset BS31 3JU	Erection of one and a half storey extension and alterations and extension to an existing outbuilding.	COMMDC	28-Aug-15	PERMIT	Chair referral to committee. Site in a prominent position and has a history of applications with various outcomes.
15/01712/FUL	Greenacre Warminster Road Freshford Bath Bath And North East Somerset BA2 7GJ	Erection of 1 no. detached dwelling with new vehicular access off Midford Lane and associated works	COMMDC	02-Jul-15	RF	Chair referral to committee. Supported by PC and requested to go to committee by Ward Member. Also Neighbourhood Plan near completion/adoption - proposal falls within settlement area - some concerns regarding sustainability should be determined by committee.

15/01226/FUL	153 Newbridge HillNewbridgeBathBA1 3PX	Provision of additional 5 parking spaces at the rear of 153/155 Newbridge Hill	COMMD C	07-Aug-15	PERMIT	Chair referral to committee. Varied support & objection comments from neighbours - site also in conservation area - controversial site.
15/01336/FUL	Shortwood Common CottageHook LaneHinton BlewettRadstockBA3 4PT	Erection of two storey side and rear extension following demolition of existing kitchen area and detached garages	COMMD C	05-Aug-15	RF	Chair referral to committee. Ward Cllr request, PC and officer recommendations differ. Possible impact on area.
15/01558/FUL	Land Adj Old Methodist ChurchHigh StreetTwertonBath	Construction of 4no one bedroom flats with associated landscaping (Revised proposal)	COMMD C	02-Jul-15	RF	Chair referral to committee. Ward Cllr request/controversial site.
15/01298/FUL	Town HallThe IslandMidsomer NortonRadstockBath And North East SomersetBA3 2HQ	Refurbishment and extension of existing town hall to re-instate ground floor market hall and improve access throughout.	COMMD C	07-Jul-15	PERMIT	Cllr Watt has requested that the application be determined by committee due to the strategic position of the town hall and its pivotal position with the social, community and civic life of the town calls for the widest possible consideration. The Chair of the Committee has agreed to this request.
15/01299/LBA	Town HallThe IslandMidsomer NortonRadstockBath And North East SomersetBA3 2HQ	Internal and external alterations for the refurbishment and extension of existing town hall to re-instate ground floor market hall and improve access throughout.	COMMD C	07-Jul-15	CON	Cllr Watt has requested that the application be determined by committee due to the strategic position of the town hall and its pivotal position with the social, community and civic life of the town calls for the widest possible consideration. The Chair of the Committee has agreed to this request.
15/00741/MRES	Fosseway Environment ParkFossewayEnglishcombeBathBath And North East SomersetBA2 8PD	Approval of Reserved Matters in relation to application 14/00839/EMINW for the proposed erection of residual waste facility including a materials recovery facility, anaerobic digestion plant, reception building, weighbridge, outdoor storage areas and other ancillary development.	COMMD C	14-Aug-15	APP	Due to the planning history of this site and the previous involvement of Committee the Group Manager has decided that this application should also be considered by Members.
15/01872/FUL	10 Grove StreetBathwickBathBA2 6PJ	Change of use from 4no student flats to 4no cohesive self-contained residential flats, openings in existing partition walls, additions of new doors and creation of en-suite shower rooms.	COMMD C	30-Jul-15	PERMIT	The agent is a Cllr for the Authority, has a connection to the application and the proposal is therefore required to be determined by Committee.
15/01873/LBA	10 Grove StreetBathwickBathBA2 6PJ	Internal alterations for the creation of 2no cohesive self-contained residential flats and openings in existing partition walls, additions of new doors and creation of en-suite shower rooms.	COMMD C	30-Jul-15	CON	The agent is a Cllr for the Authority, has a connection to the application and the proposal is therefore required to be determined by Committee.
15/02931/FUL	43 Upper Oldfield ParkOldfield ParkBath	Erection of 14no residential apartments with parking and shared grounds (Revised Proposal)(Retrospective)	COMMD C	24-Sep-15	PDE	The application has been referred to Development Control Committee at the request of the Development Group Manager.
15/02435/MDOBL	Parcel 0006Maynard TerraceCluttonBristolBath And North East Somerset	Modification of Planning Obligation 12/01882/OUT to reduce the affordable housing provision to 35% (Erection of 36no. dwellings and associated works (revised resubmission))	COMMD C	05-Aug-15	RF	The previous application (reference 12/01882/OUT) was determined by the Development Control Committee and the Group Manager called this item to Committee. Furthermore, the Parish Council has objected to the proposal, which is contrary to Officer recommendation.

15/02465/RES	Former Ministry Of Defence Foxhill PremisesBradford RoadCombe DownBath	Approval of reserved matters with regard to outline application 14/04354/EOUT for the development of 276 dwellings, public open space and all associated infrastructure.	COMMD C	24-Sep-15 APP	This application has been reported to the Planning Committee by the Group Manager due to its strategic nature.
15/01871/RES	Former Gwr Railway LineFrome RoadRadstock	Approval of reserved matters with regard to outline application 13/02436/EOUT for the construction of a road on Area 3 of the development site.	COMMD C	27-Aug-15 APP	This application is being reported to committee as it is in connection with a significant and complex regeneration scheme that the Group Manager considers should be brought to the attention of the planning committee.