

DRAFT MINUTES PENDING CONFIRMATION AT THE NEXT MEETING

BATH AND NORTH EAST SOMERSET

MINUTES OF DEVELOPMENT CONTROL COMMITTEE

Wednesday, 9th April, 2014

Present:- Councillors Gerry Curran, Ian Gilchrist, Liz Hardman, Eleanor Jackson, Les Kew, Malcolm Lees, Bryan Organ, Vic Pritchard (In place of David Veale), Manda Rigby, Nigel Roberts, Martin Veal and Brian Webber

Also in attendance: Councillors Rob Appleyard, June Player and Ben Stevens

155 TEMPORARY ABSENCE OF THE CHAIR

Councillor Manda Rigby was elected to Chair the start of the meeting in the absence of Councillor Gerry Curran

156 EMERGENCY EVACUATION PROCEDURE

The Senior Democratic Services Officer read out the procedure

157 ELECTION OF VICE CHAIR (IF DESIRED)

A Vice Chair was not required

158 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

There was an apology for absence from Councillor David Veale whose substitute was Councillor Vic Pritchard, There was also an apology from Councillor Doug Nicol.

159 DECLARATIONS OF INTEREST

Councillor Martin Veal stated that, in the report on the planning application at Bath Soft Cheese, Park Farm, Church Lane, Kelston (Item 3, Report 9) there was a reference to him supporting the proposal; however, he had not predetermined the application and would hear the debate before voting. Councillor Manda Rigby later declared a non-prejudicial interest in the application at 66 Upper East Hayes, Bath (Item 5, Report 9) as her property was across the road (A4) from the site and therefore she would speak and vote on the application.

160 TO ANNOUNCE ANY URGENT BUSINESS AGREED BY THE CHAIR

There was none

161 ITEMS FROM THE PUBLIC - TO RECEIVE DEPUTATIONS, STATEMENTS, PETITIONS OR QUESTIONS

The Senior Democratic Services Officer explained the process for public speaking and indicated that there were a number of people wishing to make statements on

planning applications in Report 9 and that they would be able to do so when reaching those items. The Chair had previously indicated that the speaking time on the application at 60 Ringwood Road could be extended from the standard 3 minutes to 5 minutes in view of the number of objectors.

162 ITEMS FROM COUNCILLORS AND CO-OPTED MEMBERS

There was none

163 MINUTES: 12TH MARCH 2014

The Minutes of the previous meeting held on 12th March 2014 were approved as a correct record and signed by the Chair

164 PLANS LIST - APPLICATIONS FOR PLANNING PERMISSION ETC FOR DETERMINATION BY THE COMMITTEE

The Committee considered

- A report by the Divisional Director – Development on various applications for planning permission etc
- An Update Report by the Divisional Director – Development on Item Nos 1 and 6, a copy of which is attached as *Appendix 1* to these Minutes
- Oral statements by members of the public etc on Item Nos 1, 3, 4, 6 and 7, the Speakers List being attached as *Appendix 2* to these Minutes

The Team Manager – Development Management stated that, where reference was made in the report to the Development Manager, Head of Planning Services etc, it should now read Divisional Director – Development.

RESOLVED that, in accordance with their delegated powers, the applications be determined as set out in the Decisions List attached as *Appendix 3* to these Minutes.

Item 1 Milford Head, Stitchings Shord Lane, Bishop Sutton – Demolition of existing buildings and redevelopment of the site to provide 9 dwellings (Outline with all matters reserved except access)(Resubmission of 12/05599/OUT)

– The Case Officer reported on this application and his recommendation to (A) authorise the Divisional Director - Development to grant permission subject to the applicant entering into a legal agreement to secure various provisions relating to Education, Open space and recreational facilities, Transport and Protection of boundary hedges; and (B) subject to the prior completion of the above Agreement, authorise the Divisional Director - Development to grant permission subject to conditions.. He referred to submission of an indicative plan showing a revised layout of the development as set out in the Update Report.

The public speakers made statements against and in favour of the proposal.

Councillor Vic Pritchard as Ward Member on the Committee opened the debate. He was not comfortable with the proposal for many reasons including that it was in the AONB, adjoining the Green Belt and outside the housing boundary, it was designated an RA1 village in the Emerging Core Strategy, there was risk of flooding

in the Lane and it affected the 5* caravan park adjoining the site. Councillor Les Kew supported these views and in addition considered that it was overdevelopment and the cumulative effect of housing development in the village would undermine the plan-making process. He therefore moved that Officers be authorised to refuse permission on the basis of these comments which was seconded by Councillor Eleanor Jackson. The Team Manager – Development Management gave advice on how housing schemes such as this could have an adverse cumulative effect on the Council's plan-making process by undermining the Council's housing strategy as set out in the Emerging Core Strategy. At Councillor Nigel Robert's request, the mover and seconder agreed that the impact on the AONB should be included as a reason for refusal. After a short debate, the motion was put to the vote and was carried, 8 voting in favour with 0 against and 3 abstentions.

(Note: Councillor Gerry Curran was not present for consideration of this item)

Item 2 No 40 Bryant Avenue, Westfield, Radstock – Construction of new dwelling – The Case Officer reported on this application and the recommendation to refuse permission.

The Ward Councillor Rob Appleyard made a statement in support of the application.

Members discussed the application. Councillor Bryan Organ considered that the design was not acceptable and moved the Officer recommendation to refuse permission which was seconded by Councillor Les Kew.

Members debated the motion. Various issues were raised including the design, car parking, overlooking and the fact that there had been no objections to the proposal. Councillor Malcolm Lees pointed out that the existing property had permission for a single storey side extension which would leave little amenity space. Members had opposing views on some of these issues. The Team Manager – Development Management responded to some of the comments raised and stated that it would not be appropriate to use obscured glass in the first floor rear bedroom window to prevent overlooking. If the motion to refuse was agreed, the applicant could appeal against the decision or submit a revised proposal. The motion was then put to the vote and was carried, 6 voting in favour and 4 against with 1 abstention.

(Note: Councillor Gerry Curran was not present for consideration of this item)

Item 3 Bath Soft Cheese, Park Farm, Church Lane, Kelston - Erection of extension to existing agricultural building to create a cheese dairy – The Case Officer reported on this application and her recommendation to refuse permission.

The applicant made a statement in support of the proposal.

Councillor Martin Veal, the Ward Member on the Committee, read a statement by Councillor Geoff Ward, one of the other Ward Members. He then gave his own views on the application but considered that it would be useful if Members saw the site. He therefore moved that the application be deferred for a site visit which was seconded by Councillor Les Kew.

The motion was put to the vote and was carried, 9 voting in favour and 1 against with 1 abstention.

(Note: Councillor Gerry Curran was not present for consideration of this item)

Item 4 No 60 Ringwood Road, Twerton, Bath – Erection of single storey rear extension, new dormer to rear roof slope and alterations to form 6 bedroom House in Multiple Occupation (HMO) – The Case Officer reported on this application and her recommendation to grant permission with conditions.

The public speakers made their statements against and in favour of the proposal which was followed by a statement by the Ward Councillor June Player expressing concerns about the proposed development.

Members discussed the application. The Team Manager – Development Management informed the Committee that this was not an application to change the use of the existing property to an HMO but an extension of the building in its current use which could be occupied by up to 6 persons without requiring planning permission. There was no restriction on use by students or on car use by occupiers and any such restriction would be difficult to enforce. The Case Officer stated that there were no facilities for cycle storage at the front of the property although provision could be made at the rear. Councillor Nigel Roberts pointed out that there was a cycle path at the rear of the property and that a tenancy agreement could be negotiated to limit car use and encourage the use of cycles.

Members continued to discuss the proposal and possible reasons for refusal. Councillor Vic Pritchard felt that the proposed development exceeded reasonable limits for this size of property and therefore moved that Officers be delegated to refuse permission on the grounds of loss of amenity to local residents, car parking problems being exacerbated and overdevelopment. The motion was seconded by Councillor Brian Webber. The Team Manager – Development Management clarified some wording of the motion by stating that it could refer to the intensification of the use to the detriment of adjoining residents. Members debated the motion but it was felt by some Members that these were not adequate grounds for refusal. The motion was put to the vote. Voting: 4 in favour and 6 against with 1 abstention. Motion lost.

Councillor Les Kew therefore moved the Officer's recommendation to grant permission subject to conditions which was seconded by Councillor Eleanor Jackson. After a short discussion regarding restricting car use by occupiers under a tenancy agreement, the motion was put to the vote and was carried, 5 voting in favour and 2 against with 4 abstentions.

(Note: After this item at 4.05pm, the meeting adjourned for 10 minutes for a comfort break after which Councillor Gerry Curran took the Chair for the remainder of the meeting)

Item 5 No 66 Upper East Hayes, Walcot, Bath – Change of use from a House in Multiple Occupation (HMO)(Use Class C4) to Use Class Sui Generis for up to 9 persons – The Case Officer reported on this application and her recommendation to grant permission subject to conditions. Councillor Manda Rigby declared a non-prejudicial interest as her house was across the road (A4) and therefore she would still speak and vote on the matter.

Councillor Nigel Roberts considered that it would be difficult to refuse the application and moved the recommendation to grant permission with conditions. The motion was seconded by Councillor Les Kew.

Members debated the motion. It was queried whether the application passed the Stage 2 test for HMOs as prescribed in the Supplementary Planning Document. The Officer confirmed that it was not necessary as it had passed the Stage 1 test.

The motion was put to the vote and was carried, 10 voting in favour and 0 against with 1 abstention.

Item 6 No 61 Lorne Road, Westmoreland, Bath – Change of use from dwelling (Use Class C3) to House in Multiple Occupation (HMO) (Use Class C4) – The Planning Officer reported on this application and the recommendation to refuse permission. The Update Report referred to the receipt of a further representation.

The applicants made statements in support of the proposal which was followed by a statement by the Ward Councillor Ben Stevens.

Councillor Ian Gilchrist opened the debate as the Ward Member on the Committee. He supported the comments of the other Ward Member and moved that permission be granted subject to appropriate conditions. Councillor June Player made a statement on the matter and gave reasons why the road should be exempt from the Article 4 Direction which controls changes of use to HMOs. The motion was seconded by Councillor Martin Veal who felt that this Road should be exempt from the Direction. The Team Manager – Development Management informed Members that the Stage 2 test had been undertaken and it had been confirmed that 50% of properties within 100m of the site were currently in use as HMOs. As the applicants had stated that approximately 80% of the houses in Lorne Road were HMOs, he advised that it would be more appropriate to defer consideration of the application to give Officers time to obtain further information on the number of properties in the Road that were currently being used as HMOs.

Members discussed the situation and this recommendation. There were mixed views on the proposed development and the way forward to make a decision. Councillor Ian Gilchrist therefore withdrew his motion and moved that consideration be deferred for a further report on the figures relating to HMOs in this Road and asked if Cabinet could consider a review of the Article 4 Direction with a view to making this Road exempt. The motion was seconded by Councillor Martin Veal.

Members debated this motion. It was considered that the Ward Councillor Ben Stevens as a Cabinet Member could raise this on behalf of the Committee. The timescale was discussed and the Team Manager – Development Management stated that the figures could be assessed within a matter of weeks but any review of Policy would take much longer. The Chair summed up the debate and stated that the numbers of HMOs in Lorne Road needed to be clarified but that the Policy of controlling the number of HMOs needed to be reviewed by Cabinet.

The motion was put to the vote and was carried, 9 voting in favour and 0 against with 2 abstentions.

Item 7 No 3 Stirtingale Avenue, Kingsway, Bath – Provision of loft conversion to include side and rear dormer and roof lights to front elevation roof slope –
The Planning Officer reported on this application and the recommendation to refuse permission.

The applicant made a statement in support of the proposal.

Councillor Nigel Roberts drew attention to the large extension at the side and rear of the adjoining property. He felt that the properties in the street had no special architectural merit and therefore moved that the recommendation be overturned and that Officers be authorised to grant permission subject to appropriate conditions. This was seconded by Councillor Liz Hardman.

The Members debated the motion. It was considered that it was in accord with paragraph 56 of the NPPF and would provide better living accommodation.

The motion was put to the vote and was carried, 11 voting in favour and 0 against with 1 abstention.

Item 8 Land and buildings to rear of Nos. 1-7 High Street, Mill Hill, Wellow – External alterations to include changes to glazed screen to kitchen and roof materials on barn to approved scheme (13/02813/LBA) - The Case Officer reported on this application and his recommendation to grant consent subject to conditions.

Councillor Nigel Roberts moved the Officer recommendation which was seconded by Councillor Bryan Organ.

Members debated the motion and asked questions to which the Case Officer responded. It was felt that the restoration work was creditable but the roof materials were not appropriate for this building in this locality. The motion was put to the vote. Voting: 4 in favour and 7 against with 1 abstention. Motion lost.

Councillor Eleanor Jackson therefore moved that consent be refused on the grounds that the roof materials did not preserve or enhance the Conservation Area contrary to S12 of the NPPF and detracted from the character of this listed building. It was seconded by Councillor Les Kew. The motion was put to the vote and was carried, 7 voting in favour and 4 against with 1 abstention.

165 NEW PLANNING APPEALS LODGED, DECISIONS RECEIVED AND DATES OF FORTHCOMING HEARINGS/INQUIRIES

The Team Manager – Development Management pointed out that the decision on the appeal at Tree Tops, Horsecombe Grove, Combe Down, Bath, had been allowed and not dismissed as indicated in the report.

The Committee noted the report.

The meeting ended at 5.30 pm

Chair(person)

Date Confirmed and Signed

Prepared by Democratic Services

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BATH AND NORTH EAST SOMERSET COUNCIL**Development Control Committee****9th April 2014****OBSERVATIONS RECEIVED SINCE THE PREPARATION OF THE MAIN AGENDA****ITEM****ITEMS FOR PLANNING PERMISSION**

Item No.	Application No.	Address
1	13/02728/OUT	Milford Head, Stitching Shord Lane, Bishop Sutton

On 3rd April 2014 a revised indicative plan was submitted illustrating an alternative way in which the proposed 9 dwellings could be laid out within the site. The revised plan has been loaded to the Council's website, but there has been insufficient time to re-consult residents on it ahead of the committee meeting.

The revised illustrative plan proposes to reduce the number of dwellings located in the area of the tennis courts to 3 properties, with the number of dwellings proposed to be located in the southern end of the site to be increased to 6. Plots 1 – 3 (in the tennis court area) and plots 4 – 6 inclusive (in the area of the existing site office) are illustrated as bungalows in order to lessen perceived overlooking conflicts with the adjoining caravan site.

The application is in outline with layout as a reserved matter, so the plan should be interpreted as an illustration of another way in which the proposed dwellings could be accommodated within the site.

Officers still consider that the development would not give rise to an unacceptable overlooking conflict with the adjoining caravan park.

Item No.	Application No.	Address
6	14/00406/FUL	61 Lorne Road, Westmoreland, Bath

A representation has been received on 03 April 2014 from a local resident in relation to this application since the Committee Report was submitted. This representation raises concern about the impact of granting planning permission for more HMOs on the mix and affordability of properties in the area.

The issues of housing mix and affordability are considered within the assessment set out in the Committee Report and form the basis for the reason for refusal.

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BATH AND NORTH EAST SOMERSET COUNCIL

DEVELOPMENT CONTROL COMMITTEE

9th April 2014

DECISIONS

Item No:	01	
Application No:	13/02728/OUT	
Site Location:	Milford Head, Stitchings Shord Lane, Bishop Sutton, Bristol	
Ward: Chew Valley South	Parish: Stowey Sutton	LB Grade: N/A
Application Type:	Outline Application	
Proposal:	Demolition of existing buildings and redevelopment of the site to provide 9no. dwellings (Outline with all matters reserved except access). (Resubmission of 12/05599/OUT)	
Constraints:	Airport Safeguarding Zones, Agric Land Class 1,2,3a, Area of Outstanding Natural Beauty, Coal - Referral Area, Forest of Avon, Greenbelt, Public Right of Way, Water Source Areas,	
Applicant:	Keynsham Property Developments Ltd	
Expiry Date:	21st August 2013	
Case Officer:	Daniel Stone	

DECISION REFUSE

1 The Council's Draft Core Strategy has been submitted to the Secretary of State and is currently being examined by an appointed Inspector. The cumulative effect of the proposal, which is outside of the existing Housing Development Boundary, and other recently permitted housing developments within Bishop Sutton and the southern half of the district is so significant that to grant planning permission would undermine the Council's plan-making process by predetermining decisions about the scale location and phasing of new housing development that are central to the Council's emerging Core Strategy. The proposed housing development is therefore contrary to the provisions of the National Planning Framework and National Planning Practice Guidance.

2 Inadequate information has been submitted to demonstrate that safe vehicular access to the site can be maintained during flood events. The access road leading to the site suffers from frequent and well documented flooding and is not served by surface water drains. As such the proposed development would be contrary to saved policies NE.14 (i) of the Bath & North East Somerset Local Plan including minerals and waste policies Adopted October 2007, policy CP5 of the draft Bath and North East Somerset Council Core Strategy March 2013 and the guidance in the National Planning Policy Framework (paragraph 103).

3 The proposed development would have an adverse impact on the character and setting of the Area of Outstanding Natural Beauty. As such the proposals are considered to be contrary to policy CP6 of the Bath and North East Somerset Council Core Strategy March 2013, policies NE.1 and NE.2 of the Bath & North East Somerset Local Plan including

minerals and waste policies Adopted October 2007 and the guidance in the National Planning Policy Framework.

PLANS LIST:

This decision relates to drawing nos

- SITE LOCATION PLAN
- Flood Risk Assessment - Ref 3702 Revision A
- site drainage - SW drainage layout
- Proposed SITE LOCATION PLAN - PERMEABLE AREAS
- Site Survey - drawing 2293/100
- Site Survey - drawing - 29/12
- Tree Protection Plan - 130619-MH-TPP- Re A
- SUSTAINABLE CONSTRUCTION CHECKLIST
- Transport assessment
- TREE report
- WESSEX WATER PLAN
- TRIAL PIT EXCAVATION. SITE INSPECTION RE...

Decision Taking Statement

In determining this application the Local Planning Authority considers it has complied with the aims of paragraphs 186 and 187 of the National Planning Framework. Informal advice offered by the Local Planning Authority the submitted application was taken into account by the applicant in the design and layout of the scheme and assistance was given in seeking to overcome issues raised during the processing of the application, however the Development Control committee resolved to refuse the application.

Need for Watercourse Consent to Discharge to Ditch

The proposals indicate discharging flows to an existing drainage ditch at the west end of the site. Any discharges to this watercourse will require Ordinary Watercourse Consent from this office. Details about how to apply for Ordinary Watercourse Consent can be obtained by emailing engineering_design_land_drainage@bathnes.go.uk

The developer should also be aware that the Council's Highway Authority does not adopt roads that include permeable paving.

Item No:	02	
Application No:	14/00217/FUL	
Site Location:	40 Bryant Avenue, Westfield, Radstock, Bath And North East Somerset	
Ward: Westfield	Parish: Westfield	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Construction of new dwelling	
Constraints:	Agric Land Class 3b,4,5, Coal - Standing Advice Area, Forest of Avon, Housing Development Boundary,	
Applicant:	Mrs K Lewis	
Expiry Date:	19th March 2014	
Case Officer:	Heather Faulkner	

DECISION REFUSE

1 The proposed dwelling due to its scale, bulk, siting and design within close proximity of the neighbouring boundaries is considered to have an overbearing impact. The windows on the rear elevation would also result in loss of privacy and a greater perception of being overlooked. The residential amenity currently enjoyed by these neighbouring occupiers is therefore considered to be significantly harmed. This would be contrary to policy D2 of the Bath and North East Somerset Local Plan (including minerals and waste) 2007 and the National Planning Policy Framework (March 2012).

2 The proposed development by reason of its scale, siting and design would result in the overdevelopment of the site and would result in a cramped form of development which fails to respond positively to the built form of this locality and is considered detrimental to the character and appearance of the streetscene and surrounding area contrary to policy D.2 and D.4 of the Bath & North East Somerset Local Plan (including minerals and waste policies) 2007 and the Nation Planning Policy Framework (March 2012).

PLANS LIST:

Drawings received 17th January 2014

Site Location Plan

- 1
- 2
- 3
- 4

DECISION TAKING STATEMENT

In determining this application the Local Planning Authority considers it has complied with the aims of paragraphs 186 and 187 of the National Planning Framework. The Local Planning Authority acknowledges the approach outlined in paragraphs 188-192 in favour of front loading and operates a pre-application advice service. Further advice was sought following the previous application being withdrawn however no changes were made to the proposals. The proposal was considered unacceptable for the reasons given and the

agent was advised that the application was to be recommended for refusal. Despite this the applicant chose not to withdraw the application, and having regard to this the Local Planning Authority moved forward and issued its decision.

Item No:	03
Application No:	14/00140/FUL
Site Location:	Bath Soft Cheese Park Farm, Church Lane, Kelston, Bath
Ward: Bathavon North	Parish: Kelston LB Grade: N/A
Application Type:	Full Application
Proposal:	Erection of extension to existing agricultural building to create a cheese dairy.
Constraints:	Agric Land Class 1,2,3a, Area of Outstanding Natural Beauty, Greenbelt, MOD Safeguarded Areas,
Applicant:	Park Farm LTD
Expiry Date:	18th March 2014
Case Officer:	Sasha Coombs

DECISION Defer consideration to allow members to visit the site.

Item No:	04
Application No:	13/05504/FUL
Site Location:	60 Ringwood Road, Twerton, Bath, Bath And North East Somerset
Ward: Westmoreland	Parish: N/A LB Grade: N/A
Application Type:	Full Application
Proposal:	Erection of single storey rear extension, new dormer to rear roof slope, and alterations to form 6 bedroom HMO
Constraints:	Forest of Avon, Hotspring Protection, MOD Safeguarded Areas, World Heritage Site,
Applicant:	Mr David Walsh
Expiry Date:	13th February 2014
Case Officer:	Sasha Coombs

DECISION PERMIT

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 (as amended) and to avoid the accumulation of unimplemented planning permissions.

2 The development/works hereby permitted shall only be implemented in accordance with the plans as set out in the plans list below.

Reason: To define the terms and extent of the permission.

PLANS LIST:

This decision relates to drawing nos 2032.1, 2 and 3 received 19th December 2013.

DECISION TAKING STATEMENT:

In determining this application the Local Planning Authority considers it has complied with the aims of paragraphs 186 and 187 of the National Planning Framework. For the reasons given, and expanded upon in a related case officer's report, a positive view of the submitted proposals was taken and consent was granted

Item No:	05
Application No:	14/00194/FUL
Site Location:	66 Upper East Hayes, Walcot, Bath, Bath And North East Somerset
Ward: Walcot	Parish: N/A LB Grade: II
Application Type:	Full Application
Proposal:	Change of use from a House in Multiple Occupation (HMO) (Use Class C4) to Use Class Sui Generis for up to 9 persons
Constraints:	Agric Land Class 3b,4,5, Article 4, Conservation Area, Forest of Avon, Hotspring Protection, Listed Building, MOD Safeguarded Areas, World Heritage Site,
Applicant:	Mrs Helen Martin
Expiry Date:	13th March 2014
Case Officer:	Alice Barnes

DECISION PERMIT

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 (as amended) and to avoid the accumulation of unimplemented planning permissions.

2 The development hereby approved shall not be occupied by more than 9 unrelated occupants.

Reason: An increase in the number of occupants would need further consideration by the Local Planning Authority.

3 The development/works hereby permitted shall only be implemented in accordance with the plans as set out in the plans list below.

Reason: To define the terms and extent of the permission.

PLANS LIST:

Site location plan
Block plan
Existing and proposed first floor layout plan
First floor layout plan

Item No:	06
Application No:	14/00406/FUL
Site Location:	61 Lorne Road, Westmoreland, Bath, Bath And North East Somerset
Ward: Widcombe	Parish: N/A LB Grade: N/A
Application Type:	Full Application
Proposal:	Change of use from dwelling (Use Class C3) to HMO (Use Class C4) house of multiple occupation.
Constraints:	Agric Land Class 3b,4,5, Article 4, Forest of Avon, Hotspring Protection, MOD Safeguarded Areas, World Heritage Site,
Applicant:	Mr Johnny Kidney
Expiry Date:	26th March 2014
Case Officer:	Jonathan Fletcher

DECISION Defer consideration to clarify number of HMOs within the vicinity of the property.

Item No:	07
Application No:	14/00793/FUL
Site Location:	3 Stirlingale Road, Southdown, Bath, Bath And North East Somerset
Ward: Oldfield	Parish: N/A LB Grade: N/A
Application Type:	Full Application
Proposal:	Provision of loft conversion to include side and rear dormer and rooflights to front elevation roof slope.
Constraints:	Agric Land Class 3b,4,5, Article 4, Forest of Avon, Hotspring Protection, MOD Safeguarded Areas, World Heritage Site,
Applicant:	Mr Bain
Expiry Date:	16th April 2014
Case Officer:	Chris Griggs-Trevarthen

DECISION PERMIT

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 (as amended) and to avoid the accumulation of unimplemented planning permissions.

2 All external walling and roofing materials to be used shall match those of the existing building.

Reason: In the interests of the appearance of the development and the surrounding area.

3 The development/works hereby permitted shall only be implemented in accordance with the plans as set out in the plans list below.

Reason: To define the terms and extent of the permission.

PLANS LIST:

MT_661 01

DECISION MAKING STATEMENT

In determining this application the Local Planning Authority considers it has complied with the aims of paragraphs 186 and 187 of the National Planning Framework. Negotiations were entered into with the applicant in an effort to resolve the issues discussed above. However, a solution was not found and the proposals remain unacceptable. The Local Planning Authority encourages the use of pre-application advice which was not sought in this case. Additionally, the applicant has been offered the opportunity to withdraw the application.

Item No:	08
Application No:	14/00535/LBA
Site Location:	Land And Buildings To Rear Of 1-7 High Street, Mill Hill, Wellow, Bath
Ward: Bathavon South	Parish: Wellow LB Grade: II
Application Type:	Listed Building Consent (Alts/exts)
Proposal:	External alterations to include changes to glazed screen to kitchen and roof materials on barn to approved scheme 13/02813/LBA
Constraints:	Agric Land Class 1,2,3a, Area of Outstanding Natural Beauty, Conservation Area, Greenbelt, Housing Development Boundary, Listed Building,
Applicant:	Mr Chris Watt
Expiry Date:	10th April 2014
Case Officer:	John Davey

DECISION REFUSE

1 The proposed use of metal sheeting for the roof would harm the character and appearance of both the listed building and the conservation area.

PLANS LIST:

Drawing numbers 2544-02 AB, 2544-03, 2544-04 ABCDE, 2544-05, 2544-07 ABC, 2544-13 ABC, 2544-14 AB, 2544-14 ABC and 2544-15, 2544-S-02, 2544-S-03 and 2544-S-04, D01, D04, D05, D06 and D08 and 12654-200-001, all received on 3 February 2014.

Drawing numbers E01 - E03 inclusive and D01 - D09 inclusive, and Infiniti Glazing Specification all received on 13 February 2014.

Statement of Significance received on 17 March 2014

Email confirmation of manufacturer dated 20 March 2014.

In determining this application the Local Planning Authority considers it has complied with the aims of paragraphs 186 and 187 of the National Planning Framework. For the reasons given and expanded upon in the Committee report a positive view of the proposals was taken and consent was granted.