

DRAFT MINUTES PENDING CONFIRMATION AT THE NEXT MEETING

BATH AND NORTH EAST SOMERSET

MINUTES OF DEVELOPMENT CONTROL COMMITTEE

Wednesday, 4th June, 2014

Present:- Councillor Gerry Curran in the Chair

Councillors Patrick Anketell-Jones, Ian Gilchrist, Liz Hardman, Eleanor Jackson, Les Kew, Malcolm Lees, Douglas Nicol, Vic Pritchard (In place of Bryan Organ), Manda Rigby, Jeremy Sparks, Martin Veal and David Veale

Also in attendance: Councillors Sally Davis, David Martin and Ben Stevens

1 EMERGENCY EVACUATION PROCEDURE

The Senior Democratic Services Officer read out the procedure

2 ELECTION OF VICE CHAIR (IF DESIRED)

A Vice Chair was not desired

3 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

There was an apology for absence from Councillor Bryan Organ whose substitute was Councillor Vic Pritchard

4 DECLARATIONS OF INTEREST

Councillor Martin Veal declared a personal and prejudicial interest in the planning application at Victory Gardens, Bannerdown Drive, Batheaston (Item 7, Report 10) as he was the applicant and therefore he would leave the meeting for its consideration. Councillor Malcolm Lees declared an interest in the application at Weston All Saints Ce Vc Primary School, Broadmoor Lane, Upper Weston, Bath (Item 3, Report 10) as he owned property in the near vicinity and therefore he would make a statement as Ward Councillor and leave the meeting for its consideration. Councillor Ian Gilchrist declared an interest in the application at Parcel 0074 Flatts Lane, Farmborough (Item 1, Report 10) as he was a shareholder of Bath and West Community Energy and therefore he would leave the meeting for its consideration.

5 TO ANNOUNCE ANY URGENT BUSINESS AGREED BY THE CHAIR

There was none

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

The Senior Democratic Services Officer explained the procedure for public speaking and indicated that there were numerous people wishing to make statements on

planning applications and that they would be able to do so when reaching their respective items in Reports 9 and 10

7 ITEMS FROM COUNCILLORS AND CO-OPTED MEMBERS

There was none

8 MINUTES: 7TH MAY 2014

The Minutes of the previous meeting held on Wednesday 7th May 2014 were approved as a correct record and signed by the Chair

9 SITE VISIT LIST - APPLICATION FOR PLANNING PERMISSION ETC FOR DETERMINATION BY THE COMMITTEE

The Committee considered

- The report of the Divisional Director of Development on an application for planning permission etc
- Oral statements by members of the public etc against and in favour of the development, the Speakers List being attached as *Appendix 1* to these Minutes

RESOLVED that, in accordance with their delegated powers, the application be determined as set out in the Decision List attached as *Appendix 2* to these Minutes

Land between access road and canal, Sham Castle Lane, Bathwick, Bath – Erection of 1 detached dwelling (Resubmission) – The Case Officer reported on this application and her recommendation to grant permission subject to conditions.

The public speakers made their statements on the matter which was followed by a statement by the Ward Councillor David Martin.

Members asked questions about the proposal to which the Officer responded. Councillor Les Kew considered that this was a good proposal which, subject to appropriate conditions including obscured glass on the balcony, was acceptable. He therefore moved the Officer recommendation. The motion was seconded by Councillor Doug Nicol.

After a short debate, the motion was put to the vote and was carried unanimously.

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

The Committee considered

- The report of the Divisional Director of Development on various applications for planning permission etc
- Oral statements by members of the public etc on Item Nos 1-10, the Speakers List being attached as *Appendix 1* to these Minutes

- An Update Report on Item Nos. 1, 2, 4 and 6, a copy of the report being attached as *Appendix 3* to these Minutes

RESOLVED that, in accordance with their delegated powers, the applications be determined as set out in the Decisions List attached as *Appendix 4* to these Minutes

Item 1 Parcel 0074 Flatts Lane, Farmborough – Construction of a solar park to include associated equipment and works (Resubmission of 13/02527/FUL) –

The Case Officer reported on this application and his recommendation to grant permission with conditions. The Update Report made some corrections to the Main Report and amended the Recommendation to (A) authorise the Group Manager – Development Management to finalise a Unilateral Undertaking from the applicant to secure the provision of a permissive footpath along the north eastern and south eastern boundaries of the site and the maintenance of permissive public access to the informal open space to the north west corner of the application site to be publicly accessible for the lifetime of the development; (B) that the application be referred to the Secretary of State to give him the opportunity to consider whether to exercise his call-in powers in accordance with the Town and Country Planning (Consultation) (England) Direction 2009; and (C) subject to the Secretary of State not calling-in the application, authorise the Group Manager – Development Management to permit the application subject to the conditions listed in the Main Report and to an additional condition.

The public speakers made their statements against and in favour of the proposal which was followed by a statement by the Ward Councillor Sally Davis who spoke against the application.

Councillor Les Kew opened the debate. He stated that there had been a lot of opposition to the scheme. He was opposed to the loss of the best and most versatile agricultural land in the Green Belt and that industrial land was better suited to this type of development. The planning impact on local residents needed to be taken into account and there were no social or economic benefits from the scheme. The scheme would introduce a substantial amount of man-made infrastructure and harm rural character. As this is inappropriate development in the Green Belt, the impact on the countryside and the loss of openness to the Green Belt was a major factor for consideration. Therefore, on this basis, he moved that the application be refused which was seconded by Councillor Jeremy Sparks.

Members debated the motion. Councillor Vic Pritchard considered that the scheme if allowed would look like a public footpath round an industrial site and it would be an abuse of this land which was in an elevated position. He recognised that the Council were underperforming as regards its green energy targets but he could not support the scheme. Some other Members supported the motion due to the damage to the character of the landscape and Green Belt. However, some Councillors considered that good screening had been provided and that there would be a community benefit. The land which could still be used for grazing would also revert to full agricultural use after 25 years. The Group Manager – Development Management sought clarity on the reasons for refusal.

The Chair summed up the debate and put the motion to the vote. Voting: 6 in favour and 4 against with 2 abstentions. Motion carried.

(Note: Councillor Ian Gilchrist was not present for consideration of this item in view of his interest declared earlier in the meeting.)

Item 2 Parcel 7540 Lower Bristol Road, Bath – Change of use of land as a gypsy site to provide 8 residential pitches and 5 transit pitches – The Case Officer reported on this application and his recommendation to grant permission subject to conditions. The Update Report made some corrections to wording in the Main Report.

The applicants' agent made a statement in support of the proposal.

The Chair as Ward Councillor spoke in support of the application. Councillor Eleanor Jackson considered that the site was properly controlled and well-sited for facilities. Good mitigation measures were to be provided and also a speed restriction on the A36. She therefore moved the Officer recommendation which was seconded by Councillor Doug Nicol.

Members debated the motion. It was considered that the road and access were safe and the site had been used for around 5 years with no issues. The Council had a duty to provide pitches and although it did not meet the whole need, it was a start. It was felt that very special circumstances applied in this case to justify the proposal going ahead despite it being inappropriate development in the Green Belt. In contrast, one Member felt that this was an unwarranted application based on a loose arrangement and did not meet the demand. There was also the cost of providing the pitches. The Group Manager – Development Management stated that cost was not a material consideration and that there were guidelines on standards of pitches. The Chair summed up the debate.

The motion was put to the vote and was carried, 8 voting in favour and 1 against with 4 abstentions.

(Note: After this item at 3.55pm, there was a 10 minute natural break)

Item 3 Weston All Saints Ce Vc Primary School, Broadmoor Lane, Upper Weston, Bath – Provision of a new 6 classroom teaching block and associated external works (Resubmission) – The Case Officer reported on this application and his recommendation to grant permission subject to conditions.

The public speakers made their statements against and in favour of the proposal. Councillor Malcolm Lees made a statement as Ward Member expressing some concerns and then withdrew from the meeting in view of his interest declared earlier.

Councillor Martin Veal considered that there were traffic and safety concerns which Members needed to assess and therefore moved that the application be deferred for a site visit which would need to be undertaken when children were dropped off or collected from the School. The motion was seconded by Councillor Doug Nicol.

After some discussion about the highway issues and timing of the visit, the motion was put to the vote and was carried by a substantial majority.

Item 4 WT Burden Ltd, Bath Road, Farmborough – Demolition of existing building and redevelopment of site with up to 14 dwellings with associated

means of access, access roads, car parking, boundary treatments and landscaping; conversion, including recladding, of retained building to provide office/workshop accommodation (Class B1) with associated car parking – The Case Officer reported on this application and her recommendation to refuse permission. The Update Report referred to further information received from the applicant and, on which basis, the second recommended reason for refusal had been removed.

The public speakers made their statements against and in favour of the proposal. The Ward Councillor Sally Davis then made a statement referring to some areas of concern.

Councillor Les Kew moved that the application be deferred for a site visit to assess the visual impact of the proposal which was seconded by Councillor Liz Hardman. The motion was put to the vote and was carried, 6 voting in favour and 5 against with 2 abstentions.

Item 5 Parcel 3567 Stitchings Shord Lane, Bishop Sutton – Approval of reserved matters with regard to outline application 12/04238/OUT for erection of 25 dwellings and associated infrastructure – The Case Officer reported on this application and his recommendation (as amended in the Update Report) to grant permission subject to the conditions listed in the Main Report. He also recommended further conditions relating to sample panels and stonework.

The Chairman of Stowey Sutton Parish Council made a statement against the proposal.

Councillor Vic Pritchard opened the debate. He considered that the revisions received had diluted the scheme and it needed more character - more work was required by the applicants. He therefore moved refusal of the application; however, the motion was not seconded.

Councillor Eleanor Jackson felt that the different style of development was not a major consideration and therefore moved the Officer recommendation which was seconded by Councillor Liz Hardman.

In response to a query by the Chair, the Group Manager – Development Management commented on the late revisions to the scheme and indicated that a landscaping condition was not included on the outline application but could be added now. Councillor Eleanor Jackson amended her motion to include this condition with maturing trees to which the seconder agreed. Councillor Vic Pritchard referred to flooding issues which he felt had not been properly addressed. Councillor Les Kew expressed some disappointment with the design and the terraced blocks of the development.

The motion was put to the vote. Voting: 10 in favour and 1 against with 2 abstentions. Motion carried.

(Note: After this item at 5.25pm, there was an adjournment for Tea for 25 minutes)

Item 6 Land opposite Tunley Farm House, Wood Lane, Priston – Outline application for the erection of 2 live/work buildings and realignment of the

highway – The Case Officer reported on this application and her recommendation to refuse permission. The Update Report referred to revised drawings being received which resulted in the recommended refusal reasons 3 and 4 being removed.

The public speakers made their statements in support of the proposal.

Councillor David Veale as Ward Member on the Committee considered that the application was worthy of support and that, if permission was granted, the proposed S106 Agreement for highway works including a footpath was a good feature. Councillor Vic Pritchard considered that there were no very special circumstances for this development in the Green Belt and that he did not favour the changes to the road layout. He therefore moved the Officer recommendation which was seconded by Councillor Gerry Curran.

Members debated the motion. Some Members expressed their support for the scheme in that they considered that there would not be any further harm to the Green Belt with its closeness to the housing development boundary and an existing large structure on site with the provision of live/work units a good feature of the scheme. The site would be tidied up and the junction realigned. The Group Manager – Development Management reminded Members that this was inappropriate development which would impact on the openness of the Green Belt. It was also outside the housing development boundary.

The motion was put to the vote. Voting: 3 in favour and 9 against. Motion lost.

On the basis that the scheme had a good relationship to the existing buildings around it, the site would be tidied up, there is already a large structure on site which is exempt from enforcement and there would be an improvement to the highway at a blind corner, Councillor Eleanor Jackson moved that the Officers be delegated to grant permission subject to appropriate conditions and to a S106 Agreement to realign the junction and provide a footpath from Overdale to Tunley. The motion was seconded by Councillor Liz Hardman. The motion was put to the vote and was carried, 9 voting in favour and 2 against with 1 abstention.

Item 7 Victory Gardens, Bannerdown Drive, Batheaston, Bath – Erection of two storey side extension to existing dwelling, detached garage/workshop and 4 holiday let units – The Case Officer reported on this application and his recommendation to (A) authorise the Group Manager – Development Management to permit the application subject to the applicant entering into a legal agreement to secure a contribution to the provision of formal open space; and (B) subject to the prior completion of the Agreement, authorise the Group Manager – Development Management to grant permission subject to conditions (or such conditions as he may determine)

The public speaker made a statement against the proposal.

Councillor Les Kew stated that the site was within the housing development boundary and the proposal would tidy up and enhance this part of the site. The design was innovative with acceptable elevations. Little traffic used the road and there were no highway objections. He therefore moved the Officer's recommendation which was seconded by Councillor Ian Gilchrist.

Members debated the motion. Some concern was expressed regarding the style and density of the development to which the Case Officer responded.

The Chair put the motion to the vote which was carried, 5 voting in favour and 3 against with 4 abstentions.

(Note: Councillor Martin Veal was not present for consideration of this application in view of his interest declared earlier in the meeting.)

Item 8 No 61 Lorne Road, Westmoreland, Bath – Change of use of dwelling (Use Class C3) to House in Multiple Occupation (Use Class C4 – The Case Officer reported on this application and his recommendation to refuse permission.

The applicant made a statement in support of the proposal which was followed by a statement by the Ward Councillor Ben Stevens in support of the application perceiving that this is an exceptional street with only a very few others like it.

Councillor Ian Gilchrist, as Ward Member on the Committee, stated that around 80% of houses in the area were HMOs and this required special consideration as there was no longer a mix of housing in the area. He therefore moved that permission be granted which was seconded by Councillor Malcolm Lees.

Members asked questions to which Officers responded. The motion was debated by Members. There was some sympathy with the applicant but some Members felt that financial reasons ie the value of the house, were not a justification to change the use of the property. One Member stated that it would be better if the Article 4 Direction was removed entirely as the Policy could be undermined otherwise. It could set a precedent. The Group Manager – Development Management stated that the numbers of HMOs was disputed but it was the only evidence available to Officers. The policy couldn't be changed because numbers had reached a tipping point. Good planning reasons were needed to allow the application. Members continued to ask questions and debate the matter where principally it was considered relevant factors in favour were that the house was formerly an HMO and its loss was not unacceptable due to its immediate location of relative isolation from other C3 dwellings.

The Chair then summed up the debate and put the motion to the vote. Voting: 7 in favour and 4 against with 2 abstentions. Motion carried.

Item 9 Court Farm, The Street, Compton Martin – Retention of existing building for use as ancillary accommodation (extension) to Court Farmhouse and retention of access track and alterations to car parking to serve adjacent holiday lets (Retrospective) – The Case Officer reported on this application and her recommendation to grant permission subject to conditions.

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

Councillor Vic Pritchard, as Ward Member on the Committee, stated that there had been a history of non-compliance with planning regulations on the site. He considered that, in view of this and to be able to assess the site in the context of its surroundings, a site visit needed to be held, and he so moved. Councillor Les Kew seconded the motion and requested that Officers provide all the necessary facts for

Members to make a decision. The motion was put to the vote and was carried unanimously.

Item 10 The Old Rectory, Anchor Lane, Combe Hay – Erection of garage with staff accommodation and extension of the curtilage of The Old Rectory (Resubmission) – The Case Officer reported on this application and her recommendation to refuse permission.

The public speakers made their statements in favour of the proposal.

Councillor David Veale, as Ward Member on the Committee, stated that the property had been improved by the applicant and was only just outside the housing development boundary. He felt that the site needed to be viewed in the context of its surroundings and therefore moved that it be deferred for a site visit. The motion was seconded by Councillor Les Kew.

The motion was put to the vote and was carried unanimously.

Item 11 Designer Composites, Fosseway, Westfield, Midsomer Norton – Erection of 4 four bed detached dwellings, 2 two bed detached dwellings, and 1 three bed detached dwelling following demolition of existing industrial buildings – The Case Officer reported on this application and her recommendation to (A) authorise the Planning and Environmental Law Manager to prepare an Agreement under Section 106 of the Town and Country Planning Act 1990 to secure a contribution of £9,923.72 towards education; and (B) upon completion of the Agreement, authorise the Group Manager – Development Management to grant permission subject to conditions.

Councillor Les Kew could not see any problem with this application and therefore moved the Officer recommendation which was seconded by Councillor Manda Rigby.

The motion was put to the vote and was carried unanimously.

11 QUARTERLY PERFORMANCE - JANUARY TO MARCH 2014

The Group Manager – Development Management reported on the Quarterly Performance Report which provided Members with performance information across a range of activities within the Development Management function.

Members commented on the report. It was requested that the graph in Table 1 of the report be in colour in future. This was a new format where colour differentiation was required for comparing applications determined within target time.

The Chair complimented the Officers on their performance and the Committee noted the report.

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

After a brief discussion, the report was noted

The meeting ended at 7.50 pm

Chair(person)

Date Confirmed and Signed

Prepared by Democratic Services

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**SPEAKERS LIST
BATH AND NORTH EAST SOMERSET COUNCIL
MEMBERS OF THE PUBLIC WHO MADE A STATEMENT AT THE MEETING OF
THE DEVELOPMENT CONTROL COMMITTEE ON WEDNESDAY 4TH JUNE 2014**

SITE/REPORT	NAME/REPRESENTING	FOR/AGAINST
SITE VISIT – REPORT 9		
Land between access road and canal, Sham Castle Lane, Bathwick, Bath (Pages 31-38)	Jim Philbrook	Against
	David Burley (Applicant's Architect)	For
MAIN PLANS LIST – REPORT 10		
Parcel 0074 Flatts Lane, Farmborough (Item 1, Pages 42-74)	David Worskett (representing local residents)	Against
	John Lancaster, Bath and West Community Energy	For
Parcel 7540 Lower Bristol Road, Bath (Item 2, Pages 75-118)	Tony Doyle (Applicants' Agent)	For
Weston All Saints Ce Vc Primary School, Broadmoor Lane, Upper Weston, Bath (Item 3, Pages 119-134)	Andy Stewart, Chairman, Broadmoor Lane Residents' Association	Against
	Tom Peryer, Chairman, Governing Body	For
W T Burden Ltd, Bath Road, Farmborough (Item 4, Pages 135-143)	Chris Pike	Against
	David Roberts (representing the applicants)	For
Parcel 3567 Stitchings Shord Lane, Bishop Sutton (Item 5, Pages 144-156)	Keith Betton, Chairman, Stowey Sutton Parish Council	Against
Land opposite Tunley Farm House, Wood Lane, Priston (Item 6, Pages 157-170)	Chris Taylor, Chairman, Camerton Parish Council	For
	Mel Clinton, Nash Partnership (Applicants' Agent)	For
Victory Gardens, Bannerdown Drive, Batheaston (Item 7, Pages 171-181)	Richard Tavendale	Against
61 Lorne Road, Westmoreland, Bath (Item 8, Pages 182-187)	Johnny Kidney (Applicant)	For
Court Farm, The Street, Compton Martin (Item 9, Pages 188-195)	Martin Bailey (for Mr Preston)	Against
	Richard Curry (Applicant)	For
The Old Rectory, Anchor Lane, Combe Hay (Item 10, Pages 196-205)	Peter Duppa-Miller, Clerk to Combe Hay Parish Council	For
	Trevor Osborne (Applicant)	For

BATH AND NORTH EAST SOMERSET COUNCIL

DEVELOPMENT CONTROL COMMITTEE

4th June 2014

SITE VISIT DECISIONS

Item No:	001		
Application No:	14/00591/FUL		
Site Location:	Land Between Access Road And Canal, Sham Castle Lane, Bathwick, Bath		
Ward: Bathwick	Parish: N/A	LB Grade: N/A	
Application Type:	Full Application		
Proposal:	Erection of 1no. detached dwelling (revised resubmission).		
Constraints:	Agric Land Class 1,2,3a, Article 4, British Waterways Minor and Householders, Conservation Area, Forest of Avon, Hotspring Protection, Sites of Nature Conservation Imp (SN), World Heritage Site,		
Applicant:	Mr R Mohr		
Expiry Date:	4th April 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 No development shall commence until a schedule of materials and finishes, and samples of the materials to be used in the construction of the external surfaces, including roofs, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out only in accordance with the details so approved.

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

3 The garage hereby approved shall be retained for the garaging of private motor vehicles associated with the dwelling and ancillary domestic storage and for no other purpose without the prior written permission of the Local Planning Authority.

Reason: To retain adequate off-street parking provision.

4 The garage door shall be of a remotely operated type, details of which shall have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out only in accordance with the details so approved.

Reason: In the interests of amenity and highway safety.

5 The development hereby permitted shall be carried out only in accordance with the approved report entitled Survey of Badger Setts and Badger Activity by Country Contracts dated May 2012 and statement entitled Mitigation for Badgers by Country Contracts dated 7 February 2014. Including the provision of an artificial badger sett and the provision of robust fence to inhibit disturbance to badgers.

Reason: For the protection of badgers and their setts.

6 No development shall commence until details of the discharge of the surface water have been submitted to and approved by the local planning authority. The development shall thereafter be carried out only in accordance with the details so approved.

Reason: In the interests of highway safety.

7 Prior to occupation of the permitted dwelling hereby approved, details of the height and appearance of the boundary wall on the west boundary shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details approved.

Reason: In the interests of the appearance of the surrounding Conservation Area.

8 Notwithstanding the submitted plans the glazed balcony on the upper ground floor shall be glazed with obscure glass and permanently retained as such.

Reason: In the interests of residential amenity.

9 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:

Location plan
Roof plan 1655 2.6F
Site plan 1655 2.7F
Lower ground floor plan 1655 2.0F
Upper ground floor plan 1655 2.1F
Section A-A- 1655 2.8.1F
Section B-B 1655 2.8.2F
Proposed elevations 1655 2.9F

In determining this application the Local Planning Authority considers it has complied with the aims of paragraphs 186 and 187 of the National Planning Policy 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.

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BATH AND NORTH EAST SOMERSET COUNCIL

Development Control Committee

Date 4th June 2014

**OBSERVATIONS RECEIVED SINCE THE PREPARATION OF THE MAIN
AGENDA**

ITEM

ITEMS FOR PLANNING PERMISSION

Item No.	Application No.	Address
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Item 1. 14/01510/FUL - Parcel 0074, Flatts Lane, Farmborough

Correction / amended condition

Temporary consent is sought for a 25 year period rather than a 20 year period as referred to in the committee report.

Recommended condition 1 is therefore proposed to be revised to read as follows:

“This permission shall expire within 25 years from the date when electricity is first exported from the solar farm to the electricity grid (the 'First Export Date'). Written notification of the First Export Date shall be given to the local planning authority no later than 14 days after this event

Reason: A temporary consent is sought and to avoid the permanent loss of agricultural land, to protect the character of the countryside and to protect the Green Belt from unnecessary development.”

Change to recommendation

The applicants have confirmed that the Unilateral Undertaking to secure the permissive footpath will not be completed by the time of the committee meeting. Therefore the recommendation is to be changed to read as follows: (additional text underlined)

- A. Authorise the Planning and Environmental Law Manager to finalise a Unilateral Undertaking from the applicant to secure the provision of a permissive footpath along the north eastern and south eastern boundaries of the site and the maintenance of permissive public access to the informal open space to the northwest corner of the

application site, to be publically accessible for the lifetime of the development.

- B. that the application be referred to the Secretary of State to give him the opportunity to consider whether to exercise his call-in powers in accordance with the Town and Country Planning (Consultation) (England) Direction 2009, and
- C. Subject to the Secretary of State not calling in the application, authorise the Group Manager, Development Management to PERMIT the application, subject to the following conditions:-

Additional condition

16. 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.

Item No. 2 Application No. 14/00324/REG03 Parcel 7540, Lower Bristol Road, Twerton, Bath

Additional information

Since the finalisation of the report and the re-consultation on amended plans carried out on 21st May 2014, one further objection has been received. This comments that the changes to the landscaping don't overcome previous concerns. Additional concerns were raised about the proposed amended off-site highway works, which would narrow the road at a busy point, opposite the entrances to Lawrence House and Minerva House, the wider consequences of these works and the loss of on-street parking spaces.

Correction

Last sentence of Page 110 / first page of 111 to read:

“Without prejudice to the consideration of the application; in the event that Members are minded to refuse a permanent planning permission, the human rights of the existing residents ~~applicant and her family~~ will be engaged under Article 8 of the European Convention on Human Rights.”

Correction

Second sentence of Page 112 to be amended to read:

“Should Members be minded to refuse the application, it is recommended that the application be deferred and brought back to Committee at a later date, in order that a separate recommendation can be made in respect of the second

stage test set out below to allow Members to fully debate the human rights issue.

Correction

Condition 15 to be amended to read:

The access road and turning areas shall be properly bound and compacted (not loose stone or gravel). Prior to the commencement of these works, full details shall be submitted to and approved in writing by the Local Planning Authority of the surfacing materials for these areas. The development shall then be carried out in accordance with the details approved.

Reason: In the interests of highway safety.

Item No. 4 Application No. 14/00862/FUL Address

W T Burden Ltd, Bath Road, Farmborough

Following the drafting of the report the applicant has submitted further information with regards to affordable housing on site. The applicant has stated that they are prepared to accept the requirement for 35% affordable housing and will meet the requirements from the planning obligations SPD.

This has been referred to the housing officer whose comments are as follows;

If a 35% affordable housing contribution can be secured with an agreement that these units will further comply with the Planning Obligations SPD, then this application meets our policy position.

The site is not an exception site, and whilst it is always appropriate to consider the local housing needs when it comes to a rural housing opportunity, the application should be determined in accordance with Local Plan Policy HG8.

I withdraw my previous objections in light of the email below.

In light of the above comments reason for refusal 2 is withdrawn from the recommendation.

The reason for refusal has been amended to;

The proposed development will result in an increase in the amount of built form on the existing brownfield site and therefore the proposed development would result in a greater impact on the openness of the Green Belt. No very special circumstances have been put forward to justify inappropriate development within the Green Belt and the development is contrary to paragraph 89 of the National Planning Policy Framework and policies GB.1 and Gb.2 of the Bath & North East Somerset Local Plan including minerals and waste policies - adopted October 2007

**Item No. 5 Application No. 14/00544/RES Address: Parcel 3567
Stitchings Shord Lane, Bishop Sutton**

Amended Plans received

Since the finalisation of the report amended plans have been received to address the design concerns set out in the report as follows:

- The Render Colour Scheme has been amended to omit the salmon pink render colour previously proposed. The applicants have confirmed that the colour scheme matches that used on the adjoining completed development in Cappards Road.
- The landscaping and layout scheme has been amended to include low natural stone walls to define front gardens as used in the adjoining Cappards Road development and to increase the landscaping proposed for the terraced units.

Change to Recommendation

The amended plans received resolve the remaining design concerns raised in the committee report. Consequently the recommendation is to be amended to permit the application subject to the conditions recommended.

Additional Informative:

Plans List:

- WALL & FENCE DETAILS - drawing 54 Rev B
- GARAGES - drawing 56
- PLANNING LAYOUT – drawing 100 –Rev B
- LANDSCAPING LAYOUT – drawing 101 - Rev C
- LOCATION PLAN – drawing 102
- PLANNING LAYOUT - drawing 100 Rev D
- PLANNING LAYOUT - (COLOURED) - drawing 100-1 Rev E
- LANDSCAPING LAYOUT - drawing 101 Rev C
- LOCATION PLAN - drawing 102
- EXTERNAL WORKS LAYOUT - drawing 110 rev C
- SITE SURVEY - drawing 200
- SWEPT PATH ANALYSIS OF A LARGE REFUSE VEHICLE - drawing SP02 B
- B SWEPT PATH ANALYSIS OF A FIRE APPLIANCE - drawing SP03 Rev B
- LOCATION OF RAISED TABLE 1:500 - drawing SK02
- CAR PARKING SCHEDULE Rev B
- SUSTAINABILITY STATEMENT
- House Type A - TRAFALGAR (699) - drawing HT-A
- House Type B - DOWNING (1190) - drawing HT-B Rev A
- House Type C - KNIGHTSBRIDGE (1202) - drawing HT-C Rev A

- House Type D - STRAND (1350) ELEVATIONS - drawing HT-D1-1
- House Type D - STRAND (1350) FLOOR PLANS - drawing HT-D1-2
- House Type F - HARLEY (1350) ELEVATIONS - drawing HT-F1-1
- House Type F - HARLEY (1350) FLOOR PLANS - drawing HT-F1-2
- House Type G - MARYLEBONE (1623) ELEVS - drawing HT-G1-1 Rev A
- House Type G - MARYLEBONE (1623) FLR PLAN - drawing HT-G1-2 Rev A
- House Type H - COMPTON (1995) ELEVATIONS - drawing HT-H1-1 Rev A
- House Type H - COMPTON (1995) FLOOR PLANS - drawing HT-H1-2 Rev A
- House Type J - APARTMENT (484) - drawing HT-J
- House Type K1 - LIFETIME HOME (823) - drawing HT-K1
- House Type L1 - LIFETIME HOME (964) - drawing HT-L1 Rev A
- House Type L2 - LIFETIME HOME (964) - drawing HT-L2 Rev A
- House Type M - WHEELCHAIR UNIT (1262) - drawing HT-M1-1
- House Type N- WHITEHALL (1013) ELEVATIONS - drawing HT-N1-1 Rev A
- House Type N- WHITEHALL (1013) FLOOR PLANS - drawing HT-N1-2 Rev A

Item No. 6 Application No. 14/00892/OUT Address: Land opposite Tunley Farmhouse, Priston

Further correspondence has been received and reviewed by the Arboricultural officer in respect of the above and below ground constraints. The arboricultural officer still advises that the final layout will need to reflect future potential and management of the trees. However, there is no need to include these in the plan for the current outline application for access only. This does not alter the recommendations for the application.

Two revised drawings have been submitted in response to the Highways reasons for refusal these are 17300/200D and 13109(L)003 F. A letter from the agent also states that the applicant is willing to make an appropriate contribution towards the planned footway from Overdale to Tunley Village.

The Highways Officer has responded to the revised drawings and concluded that the details are acceptable and that refusal reasons 3 and 4 are no longer required. However, refusal reason 5 is still relevant. It has been requested that should the consent be granted that a that any permission is withheld pending the completion of a legal agreement to secure the highway works and any highway contribution towards the footway from Overdale, as offered by the applicant's agent.

Item no. 11 Application 12/00107/FUL Address: Designer Composites, Fosseway, Westfield

Change to wording of recommendation:

B. Upon completion of the Agreement authorise the Group Manager to PERMIT the application subject to the following conditions:-

BATH AND NORTH EAST SOMERSET COUNCIL

DEVELOPMENT CONTROL COMMITTEE

4th June 2014

DECISIONS

Item No:	01		
Application No:	14/01510/FUL		
Site Location:	Parcel 0074, Flatts Lane, Farmborough, Bath		
Ward: Farmborough	Parish: Farmborough	LB Grade: N/A	
Application Type:	Full Application		
Proposal:	Construction of a solar park to include associated equipment and works (Resubmission of 13/02527/FUL).		
Constraints:	Airport Safeguarding Zones, Agric Land Class 1,2,3a, Coal - Standing Advice Area, Forest of Avon, Greenbelt, Hazards & Pipelines,		
Applicant:	Camborne Energy Investments (10) Ltd		
Expiry Date:	23rd June 2014		
Case Officer:	Daniel Stone		

DECISION REFUSE

1 The proposed solar farm, by virtue of its size and location would unacceptably dominate the residential outlook from surrounding properties at Clutton Hill, Zion Place and Cuckoo Lane, and thereby significantly harm the amenity of the residents of these properties, the majority of whom oppose the proposed development. As such, the proposed development is contrary to policy D.2 (f) of the Bath & North East Somerset Local Plan, adopted 2007, the guidance in the National Planning Policy Framework, the National Planning Policy Guidance, the UK Solar PV Strategy Part 1: Roadmap to a Brighter Future and the speech by the Minister for Energy and Climate Change, the Rt Hon Gregory Barker MP, to the solar PV industry on 25 April 2013.

2 The proposed solar farm would introduce a substantial amount of man-made infrastructure in a location that due to its geographical extent, alien form, visibility from public vantage points (including public footpaths) and proximity to surrounding dwellings would unacceptably harm the rural character of the landscape. As such, the proposed development is contrary to policies NE.1 and ES.1 of the Bath & North East Somerset Local Plan, adopted 2007, policies CP3 and CP6 of the Bath and North East Somerset Draft Core Strategy (publication version 2010) and the guidance in the National Planning Policy Framework, the National Planning Policy Guidance, the UK Solar PV Strategy Part 1: Roadmap to a Brighter Future and the speech by the Minister for Energy and Climate Change, the Rt Hon Gregory Barker MP, to the solar PV industry on 25 April 2013.

3 The proposals represent inappropriate development in the Green Belt that would be harmful to the openness of the Green Belt and encroach into the countryside. The arguments made fail to demonstrate very special circumstances which would clearly outweigh the identified harm to the Green Belt and other sources of harm, including to the character of the landscape, residential outlook and loss of agricultural land. The proposal is therefore considered contrary to policies GB.1 and GB.2 of the Bath and North East Somerset Local Plan (including minerals and waste policies) 2007, policies CP8 of the Draft Core Strategy (Publication Version, December 2010) and the provisions of the National Planning Policy Framework and the National Planning Policy Guidance.

4 The development would result in the inappropriate loss of the best and most versatile agricultural land from arable production. As such the proposals would be contrary to policy ET.7 of the Bath and North East Somerset Local Plan (including minerals and waste policies) 2007, and the guidance in the National Planning Policy Framework, the National Planning Policy Guidance and the UK Solar PV Strategy Part 1: Roadmap to a Brighter Future.

PLANS LIST:

This decision relates to drawing nos.

C.0442_01-B site location plan
C.0442_06-B deer fence
C.0442_07-A solar panel details
C.0442_05_1 block plan - indicative site layout and planting proposals
C.0442_16-C sheet 1 of 3 strategic landscape proposals operational phase
C.0442_16-C sheet 2 of 3 strategic landscape proposals operational phase
C.0442_16-C sheet 3 of 3 strategic landscape proposals operational phase
C.0442_19-A revised indicative sections 1 of 2
C.0442_19-A revised indicative sections 2 of 2
C.0442_14-F strategic landscape proposals construction phase
C.0442_17 - C strategic landscape proposals operational phase
GSC0015-1 proposed elevation based on 33kv ws schneider switchgear sheet 1 of 6
GSC0015-2 G and A sections based on 33kv ws schneider switchgear sheet 2 of 6
GSC0015-3 typical details based on 33kv ws schneider switchgear sheet 3 of 6
GSC0015-4 steelwork setting out based on 33kv ws schneider switchgear sheet 4 of 6
GSC0015-5 external works drawing GA and typical section - sheet 5 of 6
GSC0015-6 electrical and earthing layouts 6 of 6
Agricultural assessment
Construction method statement - March 2014 CIR.C0434
Site selection within Green Belt - reference ASM/CIR/C.0442
Construction traffic management plan
Decommissioning statement
Ecological appraisal - March 2014
Environmental enhancement plan
Environmental reports compendium
Flood risk assessment
Glint and glare assessment
Heritage statement
Landscape and visual impact assessment including photomontages

Infra-red lighting details - PIR Redwall_SIP-3020-5_SIP-4010-5_SIP-404/5
 Planning statement
 Transformer station - solar farm model CTIN PS 1500 KVA
 Construction traffic management plan - C669-DOC03 CTMP_REV C full report
 Transport statement
 Brochure three phase transformerless inverter details
 Brochure infra-red camera - AIR45/50 HGE range
 Transformer photos

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 Council did engage positively with the applicant to attempt to resolve and overcome problems, but the at pre-application stage and during the processing of the application. The Council's Development Control committee concluded that Very Special Circumstances weren't demonstrated to outweigh the harm to the Green Belt and other identified sources of harm, and therefore the application was refused.

Item No:	02	
Application No:	14/00324/REG03	
Site Location:	Parcel 7540, Lower Bristol Road, Twerton, Bath	
Ward: Twerton	Parish: N/A	LB Grade: N/A
Application Type:	Regulation 3 Application	
Proposal:	Change of use of land as a gypsy site to provide 8no. residential pitches and 5no. transit pitches .	
Constraints:	Agric Land Class 1,2,3a, Article 4, British Waterways Major and EIA, Coal - Standing Advice Area, Forest of Avon, Greenbelt, Hotspring Protection, MOD Safeguarded Areas, Sites of Nature Conservation Imp (SN), World Heritage Site,	
Applicant:	Bath And North East Somerset Council	
Expiry Date:	6th June 2014	
Case Officer:	Daniel Stone	

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 No development shall be commenced until a landscape scheme has been first submitted to and approved in writing by the Local Planning Authority, such a scheme shall

include a planting specification to include numbers, density, size, species and positions of all new trees and shrubs. The landscaping scheme shall take account of the new alignment of the relocated water main and shall include full details of the reconstruction of the stone wall along the site frontage onto Lower Bristol Road. The stone wall shall be made good or re-constructed in accordance with the agreed details prior to the first occupation of the development.

Reason: To ensure the provision of an appropriate landscape setting to the development, minimise the impact of the development on the setting of the World Heritage Site, listed tunnel portal and openness of the Green Belt.

3 Prior to the commencement of development, full details shall be submitted to and approved in writing of the acoustic fence, comprising its construction, materials, surface finish and noise attenuation performance. The acoustic fence shall be installed in accordance with the approved details prior to the first occupation of the development and shall thereafter be retained and maintained in accordance with the agreed details.

Reason: To minimise the impact of the development on the setting of the World Heritage Site and ensure that the acoustic fence achieves the required level of noise attenuation for residential occupation.

4 All hard and/or soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed in writing with the Local Planning Authority. Any trees or plants indicated on the approved scheme which, within a period of five years from the date of the development being completed, die, are removed or become seriously damaged or diseased shall be replaced during the next planting season with other trees or plants of a species and size to be first approved in writing by the Local Planning Authority. All hard landscape works shall be permanently retained in accordance with the approved details.

Reason: To ensure that the landscape scheme is implemented and maintained.

5 The development hereby permitted shall not be commenced until a scheme for the relocation of the Water Main that passes through the site has been submitted to and approved in writing by the Local Planning Authority and until the water main has been relocated in accordance with the approved details.

Reason: In the interests of the health and safety of the residents of the site and to ensure the continuity of water supplies in the public interest.

6 No development shall take place until calculations are submitted to and approved in writing of the required storage volumes and discharge rates for surface water for both greenfield and post-development. These should be supplied as electronic MicroDrainage files. The development shall be implemented in accordance with the agreed details.

Reason: In the interests of Flood Risk management

7 Prior to the first occupation of the development, the applicant should provide details of how the on-going maintenance of the cellular storage will be managed. The applicant

should provide the name of the organisation that will manage and service the cellular storage tanks. The development shall thereafter be managed in accordance with the approved details.

Reason: In the interests of Flood Risk management

8 Prior to the installation of any external lighting, full details shall be submitted to and agreed in writing of the following:

- a) A detailed lighting scheme including finalised lux contours and full details of all external lighting fittings, fixtures and baffles.
- b) Full details of the lighting controls for all external lights, which shall include the use of motion sensors and timer switches, the proposed hours within which lighting shall be operable and the location of motion sensors.

Notwithstanding the lighting strategy drawing 4256 ESK01 dated 9th May 2014 the lighting scheme shall be commissioned to achieve an average light level not exceeding 3 Lux within the acoustic fence. The night-time light levels immediately adjacent to the acoustic fence (north-west and south-west elevations) shall not exceed 0 Lux as a result of the operation of the lighting system. There shall be no fixed external lights other than those agreed through this condition and shown on drawing 4256 ESK01

The lighting shall be installed in full accordance with the approved details and the approved lighting control mechanisms shall be made operable prior to the first use of the lights and shall thereafter be maintained and used.

Within 4 months of the first operation of the external lighting, a technical review of the floodlights shall be carried out by a competent person to confirm compliance of the installed scheme with the approved lighting details. The review and report shall include an assessment of light levels within the site, the installation of individual lights including baffles and any overspill light beyond the acoustic fence.

Should the review conclude that the lighting scheme is not in compliance with the agreed lighting strategy, the report shall detail the modifications required to the lighting scheme or landscaping scheme to achieve compliance. Where modifications are required to secure compliance, these shall be carried out within 6 months of the first operation of the completed floodlights and the technical review shall be updated to confirm compliance and submitted to and approved in writing by the Local Planning Authority.

Reason: In order to minimise the effect of the lighting on adjoining habitat and the Bath and Bathampton Special Area of Conservation, protected species (including Horseshoe bats) maximise the amenity of future residents and minimise the impact of the development on the landscape, the character of the night sky and the Green Belt setting.

9 No development shall take place until full details of a Wildlife Protection and Habitat Management Plan, has been submitted to and approved in writing by the local planning authority. The plan shall include at a minimum, the habitat features set out on drawing 001 Revision K and the mitigation features and procedures recommended in the Ecology

Appraisal, dated 21st August 2013 and shall set out a timetable for implementation. Unless specifically agreed otherwise, the works shall be carried out prior to the occupation of any part of the development. All works within the scheme shall be carried out in accordance with the approved details, unless otherwise approved in writing by the local planning authority.

Reason: To safeguard protected species and mitigate for the ecological impact of the development by incorporating compensatory habitat provision.

10 The development shall not be occupied until a Landscape and Ecology Management Plan covering the whole of the site has been submitted to and approved by the Local Planning Authority. The management plan shall contain objectives for the long-term habitat management of each part of the site, shall set out operations that will be carried out to achieve the objectives, the management specification for each area, the monitoring and review procedures, and the programme for implementation. The management plan shall be implemented, monitored and reviewed in accordance with the programmes included within the approved document.

Reason: To ensure the ecological mitigation and additional habitat shown on drawing 001 Revision K provides effective long-term mitigation for the ecological harm caused by the development.

11 Prior to the commencement of development a Desk Study and Site Reconnaissance (walkover) survey shall be undertaken to develop a conceptual site model and preliminary risk assessment of the site. The desk study shall include an assessment of the risks in relation to potential contaminants. The Desk Study shall be submitted to and approved in writing by the Local Planning Authority. Should the Desk Study identify the likely presence of contamination on the site, whether or not it originates on the site, then full characterisation (site investigation) shall be undertaken in accordance with a methodology which shall previously have been agreed in writing by the Local Planning Authority. Where remediation is necessary, it shall be undertaken prior to the first occupation of the site in accordance with a remediation scheme which is subject to the approval in writing of the Local Planning Authority.

Reason: In order to ensure that the land is suitable for the intended uses and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors and in accordance with section 11 of the National Planning Policy Framework.

12 In the event that unexpected contamination is found at any time when carrying out the approved development, work must be ceased and it must be reported in writing immediately to the Local Planning Authority. The Local Planning Authority Contaminated Land Department shall be consulted to provide advice regarding any further works required. Unexpected contamination may be indicated by unusual colour, odour, texture or containing unexpected foreign material.

Reason

In order to ensure that the land is suitable for the intended uses and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours

and other offsite receptors and in accordance with section 11 of the National Planning Policy Framework.

13 The access road and turning areas shall be properly bound and compacted (not loose stone or gravel). Prior to the commencement of these works, full details shall be submitted to and approved in writing by the Local Planning Authority of the surfacing materials for these areas. The development shall then be carried out in accordance with the details approved.

Reason: In the interests of highway safety.

14 Prior to the commencement of development, detailed plans of the proposed off-site highway works, generally in accordance with the details shown on Drawing No.TP5330-001 Rev F, shall be submitted to and approved in writing by the Local Planning Authority before their construction begins. For this purpose, plans and sections, indicating as appropriate, the design, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority. The development hereby permitted shall not be occupied until the approved works have been completed.

Reason: To ensure that the highway works are laid out and constructed in a satisfactory manner.

15 The development hereby permitted shall not be occupied until the visibility splays shown on the submitted Drawing No.TP5330-001 Rev F have been provided with no obstruction to visibility at or above a height of 900mm above the nearside carriageway level. The visibility splays shall thereafter be maintained free of obstruction at all times.

Reason: In the interests of highway safety.

16 Prior to the commencement of the development, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority and shall include details of deliveries (including storage arrangements and timings), contractor parking and traffic management.

Reason: To ensure the safe operation of the highway.

17 The development hereby permitted shall only be occupied by persons who are gypsies or travellers as defined in "Planning Policy for Travellers Sites" DCLG, March 2012, or any adopted government guidance which supercedes this guidance.

Reason: To protect the openness of the Green Belt.

18 Notwithstanding the provisions Part 12 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no free standing buildings shall be erected other than those expressly authorised by this permission, unless a further planning permission has been granted by the Local Planning Authority.

Reason: To protect the openness of the Green Belt.

19 No development shall take place until an annotated tree protection plan identifying measures to protect the trees to be retained has been submitted to and approved in writing by the Local Planning Authority and details within the approved document implemented as appropriate. The plan shall include proposed tree protection measures during site preparation (including clearance and level changes), during erection of the acoustic fence, construction and hard and soft landscaping operations. The plan should also take into account the control of potentially harmful operations such as the position of service runs, storage, handling and mixing of materials on site, burning, and movement of people and machinery. The development shall then take place in full accordance with the details agreed.

Reason: To ensure that no excavation, tipping, burning, storing of materials or any other activity takes place which would adversely affect the trees to be retained.

20 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

- amended off-site highway works - drawing TP5330_001_REV F received 20th May 2014.
- amended light strategy - drawing 4256 ESK01 received 9th May 2014
- amended landscape plan - drawing 629_001 rev K received 9th May 2014
- revised drainage strategy - drawing 934-D001-B - received 12th May 2014
- revised plant schedules received 13th May 2014
- revised planting plan - drawing 629_002 rev B received 13th May 2014
- ground investigation report - B&NES/BTS/101 - March 2014
- Bristol road sketches received 3rd April 2014
- Speed survey data and assessment - 360420 BATH ATC (3)
- Noise assessment
- Transport statement
- Arboricultural impact assessment and tree protection plan
- Ecological appraisal
- Location plan
- Amenity building details and indicative plot layout - drawing LPC 3225 13.05
- 10983-SU-01 topographic survey
- Green belt report received 4th April 2014

External Lighting

Notwithstanding condition 9 which sets a maximum average light level of 3 Lux within the site, the Council would wish to pursue a lower light level than this if possible and consistent with the practical management of the site. The review following the completion of the lighting should review the potential to reduce lighting levels below 3 Lux if possible.

Flood Defence Consent

The drainage strategy proposes an outfall into the Newton Brook. This is a Main River and as such Flood Defence Consent will be required from the Environment Agency for the construction of the outfall.

Technical Approval Needed for Highway Works

The applicant should be advised that the highway works will require full technical approval, prior to the commencement of any works, and the development will be subject to Road Safety Audits. A fee for the technical approval and supervision of the works will be payable.

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 the case officer's report, a positive view of the revised proposals was taken and consent was granted.

Item No:	03	
Application No:	14/01667/REG03	
Site Location:	Weston All Saints Ce Vc Primary School, Broadmoor Lane, Upper Weston, Bath	
Ward: Weston	Parish: N/A	LB Grade: N/A
Application Type:	Regulation 3 Application	
Proposal:	Provision of a new 6 classroom teaching block and associated external works. (Resubmission)	
Constraints:	Agric Land Class 3b,4,5, Article 4, Forest of Avon, Hotspring Protection, MOD Safeguarded Areas, Tree Preservation Order, World Heritage Site,	
Applicant:	Bath And North East Somerset Council	
Expiry Date:	4th July 2014	
Case Officer:	Chris Griggs-Trevarthen	

DECISION Defer consideration awaiting site visit to assess traffic.

Item No:	04
Application No:	14/00862/OUT
Site Location:	W T Burden Ltd, Bath Road, Farmborough, Bath

Ward: Farmborough	Parish: Farmborough	LB Grade: N/A
Application Type:	Outline Application	
Proposal:	Demolition of existing building and redevelopment of site with up to 14 dwellings with associated means of access, access roads, car parking, boundary treatments and landscaping; conversion (including re-cladding) of retained building to provide office/workshop accommodation (Class B1) with associated car parking.	
Constraints:	Agric Land Class 1,2,3a, Coal - Standing Advice Area, Forest of Avon, Greenbelt, Hazards & Pipelines,	
Applicant:	Boystown Ltd	
Expiry Date:	23rd May 2014	
Case Officer:	Alice Barnes	

DECISION Defer consideration awaiting site visit to assess visual impact.

Item No:	05		
Application No:	14/00544/RES		
Site Location:	Parcel 3567, Stitchings Shord Lane, Bishop Sutton, Bristol		
Ward: Chew Valley South	Parish: Stowey Sutton	LB Grade: N/A	
Application Type:	PI Permission (ApprovalReserved Matters)		
Proposal:	Approval of reserved matters with regard to outline application 12/04238/OUT for Erection of 35no. dwellings and associated infrastructure.		
Constraints:	Airport Safeguarding Zones, Agric Land Class 1,2,3a, Coal - Referral Area, Forest of Avon, Greenfield site, Water Source Areas,		
Applicant:	Charles Church Severn Valley		
Expiry Date:	7th May 2014		
Case Officer:	Daniel Stone		

DECISION PERMIT

A. Subject to the receipt of satisfactorily revised drawings showing:

- a: render colour scheme for the development
- b: revised landscaping scheme to include a natural stone boundary wall treatment for the development

B. authorise the Group Manager to PERMIT subject to the following conditions and other appropriate conditions to reflect the revised drawings.

1 No development shall take place until a Detailed Arboricultural Method Statement with Tree Protection Plan has been submitted to and approved in writing by the Local Planning Authority and details within the approved document implemented as appropriate. The final method statement shall incorporate a provisional programme of works; supervision and monitoring details by an Arboricultural Consultant and provision of site visit records and certificates of completion. The statement should also include the control of potentially harmful operations such as the storage, handling and mixing of materials on site, burning, location of site office, service run locations including soakaway locations and movement of people and machinery.

Reason: To ensure that trees to be retained on and adjacent to the site are not adversely affected by the development proposals.

2 The dwellings hereby approved shall be rendered [and painted] a colour and texture which has been submitted to and approved in writing by the Local Planning Authority before any work commences.

Reason: To ensure the completed appearance of the development is satisfactory.

3 Prior to the commencement of development a sample panel of the natural stone boundary walls, demonstrating jointing, coursing and pointing shall be erected on site, approved in writing by the Local Planning Authority, and kept on site for reference until the development is completed.

Reason: To ensure the appearance of the development is satisfactory.

4 Notwithstanding the submitted landscape plan (drawing 101 Revision C) no development shall be commenced until an amended landscape scheme has been first submitted to and approved in writing by the Local Planning Authority, such a scheme shall include a planting specification to include numbers, density, size, species and positions of all new trees and shrubs. The amended landscape plan shall maximise the size of tree stock to be planted.

Reason: To ensure that the development is properly landscaped in a manner appropriate to its location on the boundary of the village with the open countryside.

5 All hard and/or soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed in writing with the Local Planning Authority. Any trees or plants indicated on the approved scheme which, within a period of five years from the date of the development being completed, die, are removed or become seriously damaged or diseased shall be replaced during the next planting season with other trees or plants of a species and size to be first approved in writing by the Local Planning Authority. All hard landscape works shall be permanently retained in accordance with the approved details.

Reason: To ensure that the landscape scheme is implemented and maintained.

6 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:

Plans:

- wall and fence details - drawing 54 Rev B
- garages - drawing 56
- planning layout - drawing 100 -Rev E
- landscaping layout - drawing 101 - Rev C
- site location plan - drawing 1141_102 Revision A (issued 14.05.14)
- planning layout - (coloured) - drawing 100-1 Rev E
- external works layout - drawing 110 rev C
- site survey - drawing 200
- swept path analysis of a large refuse vehicle - drawing SP02 B
- B swept path analysis of a fire appliance - drawing SP03 Rev B
- location of raised table 1:500 - drawing SK02
- car parking schedule Rev B
- sustainability statement
- street scenes - drawing 1141 51 Rev B
- house type A - trafalgar (699) - drawing HT-A
- house type B - downing (1190) - drawing HT-B Rev A
- house type C - knightsbridge (1202) - drawing HT-C Rev A
- house type D - strand (1350) elevations - drawing HT-D1-1
- house type D - strand (1350) floor plans - drawing HT-D1-2
- house type F - harley (1350) elevations - drawing HT-F1-1
- house type F - harley (1350) floor plans - drawing HT-F1-2
- house type G - marylebone (1623) elevations - drawing 1141_HT-G1-1 Revision A
- house type G - marylebone (1623) floor plan - drawing HT-G1-2 Rev A
- house type H - compton (1995) elevations - drawing HT-H1-1 Rev A
- house type H - compton (1995) floor plans - drawing HT-H1-2 Rev A
- house type J - apartment (484) - drawing HT-J
- house type K1 - lifetime home (823) - drawing HT-K1
- house type L1 - lifetime home (964) - drawing HT-L1 Rev A
- house type L2 - lifetime home (964) - drawing HT-L2 Rev A
- house type M - wheelchair unit (1262) - drawing HT-M1-1
- house type N - whitehall (1013) elevations - drawing HT-N1-1 Rev A
- house type N - whitehall (1013) floor plans - drawing HT-N1-2 Rev A

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. Officers have sought to negotiate and resolve issues through the planning process. For the reasons given, and expanded upon in the case officer's report, a positive view of the revised proposals was taken and consent was granted.

Impact on Public Right of Way

The development proposal affects the line of a public right of way and wherever possible the integrity of the way should be retained. In circumstances where there is no alternative other than to stop up or divert the way to enable the development to be carried out, early negotiations with the Authority to secure an order is advised. The route should be safeguarded throughout the whole of the order making process, which can be lengthy and the outcome of this is not guaranteed.

Drainage and Riparian Water Rights

There must be no interruption to the surface water drainage system of the surrounding land as a result of the operations on the site. Provisions must be made to ensure that all existing drainage systems continue to operate effectively and that riparian owners upstream and downstream of the site are not adversely affected. Applicants or developers should be made aware of their responsibilities to ensure that the operations do not interfere with riparian owners common law rights to receive water undiminished in quantity or quality. If any watercourses crossing the site are interrupted or diverted then, notwithstanding the need for any statutory consents or licenses, it is the applicant's responsibility to take appropriate steps to protect the rights of the riparian owners, for which he has a liability.

Item No:	06		
Application No:	14/00892/OUT		
Site Location:	Land Opposite Tunley Farm House, Wood Lane, Priston, Bath		
Ward: Bathavon West	Parish: Camerton	LB Grade: N/A	
Application Type:	Outline Application		
Proposal:	Outline application for the erection of two live/work buildings and re-alignment of the highway.		
Constraints:	Agric Land Class 1,2,3a, Coal - Standing Advice Area, Forest of Avon, Greenbelt,		
Applicant:	Woodstone Construction SW LTD		
Expiry Date:	5th June 2014		
Case Officer:	Heather Faulkner		

DECISION Delegate to PERMIT subject to

Authorise the Development Manager to permit subject to a Section 106 agreement and conditions to be worded at a later date.

Item No:	07	
Application No:	14/01397/FUL	
Site Location:	Victory Gardens, Bannerdown Drive, Batheaston, Bath	
Ward: Bathavon North	Parish: Batheaston	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of two storey side extension to existing dwelling, detached garage/workshop and four holiday let units	
Constraints:	Agric Land Class 3b,4,5, Forest of Avon, Hotspring Protection, Housing Development Boundary, MOD Safeguarded Areas, Tree Preservation Order,	
Applicant:	Mr M Veal	
Expiry Date:	21st May 2014	
Case Officer:	Chris Griggs-Trevarthen	

DECISION PERMIT subject to

A. Authorise the Development Manager to permit the application subject to the applicant entering into a legal agreement to secure:

Formal Open Space Contributions of £10,396.80 to fund the provision of formal open space off-site to serve the population. The amount of the contribution has been calculated in accordance with the Supplementary Planning Document entitled Planning Obligations, adopted July 2009. The agreed contributions shall be paid prior to the occupation of the development.

B. Subject to the prior completion of the above agreement, authorise the Development Manager to PERMIT subject to the following conditions (or such conditions as he may determine):

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 No development shall take place within the site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The programme of archaeological work should provide a controlled watching brief during ground works on the site, with provision for excavation of any significant deposits or features encountered, and shall be carried out by a competent person(s) and completed in accordance with the approved written scheme of investigation.

Reason: The site is within an area of significant archaeological interest and the Council will wish to examine and record items of interest discovered.

3 Prior to the commencement of the development, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority and shall include details of deliveries (including storage arrangements and timings), contractor parking, traffic management and any need for cranes for construction.

Reason: To ensure the safe operation of the highway.

4 No development shall commence, except site clearance and preparation works, until a sample panel of all external walling materials to be used has been erected on site, approved in writing by the Local Planning Authority, and kept on site for reference until the development is completed. Thereafter the development shall be completed in accordance with the approved details.

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

5 No development shall commence, except site clearance and preparation works, until a schedule of materials and finishes, and samples of the materials to be used in the construction of the external surfaces, including roofs, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out only in accordance with the details so approved.

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

6 No part of the development hereby approved shall be occupied until until a soft landscape scheme has been first submitted to and approved in writing by the Local Planning Authority showing details of all trees, hedgerows and other planting to be retained; finished ground levels; a planting specification to include numbers, density, size, species and positions of all new trees and shrubs; and a programme of implementation.

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

7 All hard and/or soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed in writing with the Local Planning Authority. Any trees or plants indicated on the approved scheme which, within a period of five years from the date of the development being completed, die, are removed or become seriously damaged or diseased shall be replaced during the next planting season with other trees or plants of a species and size to be first approved in writing by the Local Planning Authority. All hard landscape works shall be permanently retained in accordance with the approved details.

Reason: To ensure that the landscape scheme is implemented and maintained.

8 Before the holiday let accommodation hereby permitted is first occupied the visibility splays shown on drawing no. 483-01D and 483-09 shall be provided and the stone boundary wall rebuilt along the line shown. Thereafter the visibility splays shall be kept

clear of obstruction to visibility at and above a height of 600mm above the nearside carriageway level.

Reason: In the interests of highway safety and the character and appearance of the area.

9 The area allocated for parking and turning on the submitted plan shall be kept clear of obstruction and shall not be used other than for the parking and turning of vehicles in connection with the development hereby permitted.

Reason: In the interests of amenity and highway safety.

10 The development hereby approved as for holiday lets shall be used for holiday let accommodation only and for no other purpose (including Class C of the Schedule to the Town and Country Planning (Use Classes) Order 2005 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason: The building form is unsuitable to accommodate a permanent residential use by reason of its size, tight form and lack of adequate amenity areas.

11 The development hereby approved for holiday lets shall not be occupied other than for purposes of holiday accommodation and shall not be let to the same person(s) for more than 56 days in any calendar year, or such other period as may be first approved in writing by the Local Planning Authority, in accordance with written records of letting and occupier's home address details to be available for inspection by the Local Planning Authority if required.

Reason: The building form is unsuitable to accommodate a permanent residential use by reason of its size, tight form and lack of adequate amenity areas.

12 The rooflights in the north elevation of units 1 and 2 and the east facing glazing on the upper ground floor of unit 3 of the holiday let accommodation hereby approved shall be obscurely glazed and shall be retained as such thereafter.

Reason: To prevent overlooking and to protect the amenities of adjoining occupiers.

13 No development shall take place until full details of a Wildlife Protection and Enhancement Scheme have been submitted to and approved in writing by the local planning authority. These details shall include:

- (i) Findings of pre-commencement walkover survey and checks for protected species, including reptiles and nesting birds
- (ii) Method statement for all necessary precautionary wildlife protection measures
- (iii) Details of specifications and measures to ensure any proposed new external lighting is "wildlife friendly" and does not harm wildlife or bat activity
- (iv) Proposals for features to benefit wildlife for example bat and bird boxes and habitat creation, to be shown on plans as applicable
- (v) All works within the scheme shall be carried out in accordance with the approved details, unless otherwise approved in writing by the local planning authority. The works shall be carried out prior to the occupation of any part of the development.

Reason: to avoid harm to wildlife and protected species

14 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:

483-001
483-002
483-003
483-004
483-005
483-01D
483-02B
483-03B
483-04C
483-05C
483-06C
483-07A
483-08A
483-09

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. 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.

ADVICE NOTE:

Where a request is made to a Local Planning Authority for written confirmation of compliance with a condition or conditions attached to a planning permission or where a request to discharge conditions is submitted a fee shall be paid to that authority. Details of the fee can be found on the "what happens after permission" pages of the Council's Website. Please send your requests to the Registration Team, Planning Services, PO Box 5006, Bath, BA1 1JG. Requests can be made using the 1APP standard form which is available from the Planning Portal at www.planningportal.gov.uk.

This permission is accompanied by an agreement under Section 106 of the Town and Country Planning Act 1990.

Item No:	08
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 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 the existing ground and first floor plan, proposed ground and first floor plan and site location plan all received 28th January 2014.

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 Policy Framework. For the reasons set out in the minutes of the committee meeting, a positive view of the submitted proposals was taken and planning permission was granted.

Item No:	09	
Application No:	13/04847/FUL	
Site Location:	Court Farm, The Street, Compton Martin, Bristol	
Ward: Chew Valley South	Parish: Compton Martin	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Retention of existing building for use as ancillary accommodation (extension) to Court Farmhouse and retention of access track and alterations to car parking to serve adjacent holiday lets (part retrospective)	

Constraints:	Airport Safeguarding Zones, Agric Land Class 1,2,3a, Area of Outstanding Natural Beauty, Conservation Area, Housing Development Boundary, Water Source Areas,
Applicant:	Mr Richard Curry
Expiry Date:	18th March 2014
Case Officer:	Rebecca Roberts

DECISION Defer consideration awaiting site visit to look at context of site and understand the planning history.

Item No:	10		
Application No:	14/01403/FUL		
Site Location:	The Old Rectory, Anchor Lane, Combe Hay, Bath		
Ward: Bathavon West	Parish: Combe Hay	LB Grade: II	
Application Type:	Full Application		
Proposal:	Erection of garage with staff accommodation and extension of the curtilage of the Old Rectory. (Resubmission)		
Constraints:	Agric Land Class 3b,4,5, Area of Outstanding Natural Beauty, Conservation Area, Greenbelt, Housing Development Boundary, Listed Building,		
Applicant:	Mr Trevor Osborne		
Expiry Date:	20th May 2014		
Case Officer:	Sasha Coombs		

DECISION Defer consideration awaiting site visit to look at context of site.

Item No:	11	
Application No:	12/00107/FUL	
Site Location:	Designer Composites, Fosseway, Westfield, Midsomer Norton	
Ward: Westfield	Parish: Westfield	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of 4no. four bed detached dwellings, 2no. two bed detached dwellings and 1no. three bedroom detached dwelling following demolition of existing industrial buildings.	

Constraints:	Agric Land Class 3b,4,5, Coal - Standing Advice Area, Forest of Avon, General Development Site, Housing Development Boundary, Tree Preservation Order,
Applicant:	Oval Estates (Bath) Limited
Expiry Date:	7th March 2012
Case Officer:	Rebecca Roberts

DECISION PERMIT subject to

A. Authorise the Planning and Environmental Law Manager to prepare an Agreement under Section 106 of the Town and Country Planning Act 1990 to secure a contribution of £9,923.72 for education.

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 No development shall commence until a schedule of materials and finishes, and samples of the materials to be used in the construction of the external surfaces, including roofs, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out only in accordance with the details so approved.

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

3 No development shall be commenced until a hard and soft landscape scheme has been first submitted to and approved in writing by the Local Planning Authority, such a scheme shall include details of all walls, fences, trees, hedgerows and other planting which are to be retained; details of all new walls, fences and other boundary treatment and finished ground levels; a planting specification to include numbers, density, size, species and positions of all new trees and shrubs; details of the surface treatment of the open parts of the site; and a programme of implementation.

Reason: To ensure the provision of an appropriate landscape setting to the development.

4 All hard and/or soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed in writing with the Local Planning Authority. Any trees or plants indicated on the approved scheme which, within a period of five years from the date of the development being completed, die, are removed or become seriously damaged or diseased shall be replaced during the next planting season with other trees or plants of a species and size to be first approved in writing by the Local Planning Authority. All hard landscape works shall be permanently retained in accordance with the approved details.

Reason: To ensure that the landscape scheme is implemented and maintained.

5 No site works or clearance shall be commenced until protective fences which conform to British Standard 5837:2005 have been erected around any existing trees and other existing or proposed landscape areas in positions which have previously been approved in writing by the Local Planning Authority. Until the development has been completed these fences shall not be removed and the protected areas are to be kept clear of any building, plant, material, debris and trenching, with the existing ground levels maintained, and there shall be no entry to those areas except for approved arboricultural or landscape works.

Reason: To safeguard the areas to be landscaped and the existing trees and planting to be retained within the site.

6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no extension, external alteration or enlargement of the dwelling(s) or other buildings hereby approved shall be carried out unless a further planning permission has been granted by the Local Planning Authority.

Reason: Any further extensions require detailed consideration by the Local Planning Authority to safeguard the amenities of the surrounding area.

7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no garages or other free standing buildings shall be erected within the curtilage of the dwelling(s) hereby approved, other than those expressly authorised by this permission, unless a further planning permission has been granted by the Local Planning Authority.

Reason: The introduction of further curtilage buildings requires detailed consideration by the Local Planning Authority to safeguard the appearance of the development and the amenities of the surrounding area.

8 The garage(s) hereby approved shall be retained for the purpose of parking a motor vehicle(s) associated with the dwelling.

Reason: To retain adequate off-street parking provision.

9 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:

PLANS LIST

This decision relates to drawing no's ORD-002, ORD-008, ORD-009, ORD-001 and the design and access statement date stamped 21st December 2011. Drawing no. ORD-006 date stamped 11th January 2012 and ORD-002 Rev D, RD00007A, RD00007A, RD00008A and RD00012A date stamped 28th May 2012.

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 Policy Framework. For the reasons given, a positive view of the submitted proposals was taken and permission was granted.

This permission is accompanied by an agreement under Section 106 of the Town and Country Planning Act 1990.

ADVICE NOTE:

Where a request is made to a Local Planning Authority for written confirmation of compliance with a condition or conditions attached to a planning permission or where a request to discharge conditions is submitted a fee shall be paid to that authority. Details of the fee can be found on the "what happens after permission" pages of the Council's Website. Please send your requests to the Registration Team, Planning Services, PO Box 5006, Bath, BA1 1JG. Requests can be made using the 1APP standard form which is available from the Planning Portal at www.planningportal.gov.uk.

The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant). Your attention is drawn to the Coal Authority policy in relation to new development and mine entries available at www.coal.decc.gov.uk

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action.

Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is available on The Coal Authority website www.coal.decc.gov.uk