

## **DEVELOPMENT MANAGEMENT COMMITTEE**

### **Minutes of the Meeting held**

Wednesday, 1st July, 2015, 2.00 pm

Councillor Sally Davis in the Chair

Councillor Rob Appleyard - Bath & North East Somerset Council  
Councillor Jasper Martin Becker - Bath & North East Somerset Council  
Councillor Paul Crossley - Bath & North East Somerset Council  
Councillor Donal Hassett (In place of Councillor Matthew Davies) - Bath & North East Somerset Council  
Councillor Eleanor Jackson - Bath & North East Somerset Council  
Councillor Bryan Organ - Bath & North East Somerset Council  
Councillor Caroline Roberts - Bath & North East Somerset Council  
Councillor David Veale - Bath & North East Somerset Council  
Councillor Karen Warrington (In place of Councillor Les Kew) - Bath & North East Somerset Council

#### **13 EMERGENCY EVACUATION PROCEDURE**

The Senior Democratic Services Officer drew attention to the emergency evacuation procedure as set out on the Agenda

#### **14 ELECTION OF VICE CHAIRMAN (IF DESIRED)**

A Vice Chairman was not required

#### **15 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

Apologies for absence were received from Councillors Matthew Davies and Les Kew whose respective substitutes were Councillors Donal Hassett and Karen Warrington

#### **16 DECLARATIONS OF INTEREST**

There was none

#### **17 TO ANNOUNCE ANY URGENT BUSINESS AGREED BY THE CHAIRMAN**

There was none

#### **18 ITEMS FROM THE PUBLIC - TO RECEIVE DEPUTATIONS, STATEMENTS, PETITIONS OR QUESTIONS**

The Senior Democratic Services Officer informed the meeting that there were two members of the public wishing to make statements on the Tree Preservation Order at Bathford (Report 10) and that they would be able to do so when reaching that item

on the Agenda. There were also a number of people wishing to make statements on the planning applications in Report 9 and that they would be able to do so when reaching their respective items in that Report.

## 19 ITEMS FROM COUNCILLORS AND CO-OPTED MEMBERS

There were no items notified by Members in advance of the meeting. However, Councillor Eleanor Jackson expressed her gratitude on behalf of the residents in Frome Road, Radstock, regarding the diligence and vigilance shown by Officers in arranging for the clearance of a rat-infested garden in Frome Road. The Chairman stated that the message would be passed to the appropriate Officers.

## 20 MINUTES: 10TH JUNE 2015

The Minutes of the previous meeting held on Wednesday 10<sup>th</sup> June 2015 were approved as a correct record and were signed by the Chairman

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

The Committee considered

- The report of the Group Manager – Development Management on various applications for planning permission etc.
- An Update Report by the Group Manager on Item 5, a copy of which is attached as *Appendix 1* to these Minutes
- Oral statements by members of the public etc. on Item Nos. 1-6, a copy of the Speakers List being attached as *Appendix 2* 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 3* to these Minutes

**Item 1 Leacroft House, Bristol Road, West Harptree – Erection of new dwellings, access, landscaping and attenuation pond and refurbishment of Leacroft House following demolition of Leacroft Bungalow and outbuildings associated with former builder’s yard** – The Case Officer reported on this application and her recommendation to Delegate to permit subject to conditions. She referred to some small amendments to the report which included a correction to the plans list so that the plan ending 001 referred to plan ending 001 revision B instead and that a further condition would need to be added relating to landscaping management.

The applicants’ agent made a statement in favour of the proposal. Councillor Liz Richardson made a statement on behalf of the Ward Councillor Tim Warren who was unable to attend the meeting.

Councillor Eleanor Jackson opened the debate. She considered that the number of houses would alleviate some of the pressure for housing and that affordable housing would be included in the scheme. There was an attenuation pond included which would help to sustain wildlife and the appearance of the site would be vastly improved from its current state. She therefore moved approval of the

recommendation which was seconded by Councillor Paul Crossley.

Members debated the motion and discussed the issue of affordable housing and how it would be integrated into the scheme. Councillor David Veale considered that a good percentage of the proposed houses were outside the housing boundary. The appearance and condition of the land and buildings was poor as they had been misused. He considered that there was no pressure to build more houses and queried whether it would be useful to hold a site visit. The Team Manager – Development Management stated that the scheme was policy compliant and in accordance with the Core Strategy and Emerging Plan regarding the number of proposed houses. He also stated that when housing figures for villages like West Harptree were produced they took account of the smaller ‘windfall’ sites within the existing housing boundary. Furthermore, a significant advantage of developing larger sites such as this was that an element of affordable housing would be included. It was also considered that there was no detrimental effect on the AONB but if members were minded to refuse the application the Team manager suggested that a site visit should take place beforehand.

The motion to Delegate to permit subject to conditions was put to the vote. Voting: 4 in favour and 5 against with 1 abstention. Motion lost.

Councillor Bryan Organ therefore moved that consideration be deferred for a Site Visit in order to view the site in the context of its surroundings which was seconded by Councillor David Veale. Voting: 6 in favour and 1 against with 3 abstentions. Motion carried.

**Items 2&3 Town Hall, The Island, Midsomer Norton – (1) Internal and external alterations for the refurbishment and extension of existing Town Hall to reinstate ground floor market hall and improve access throughout (Ref 15/01299/LBA); and (2) refurbishment and extension of existing Town Hall to reinstate ground floor market hall and improve access throughout (Ref 15/01298/FUL) -** The Case Officer reported on these applications and her recommendations to refuse consent/permission.

A representative of the applicants and members of the public made statements in favour of the proposal. The Ward Councillor Chris Watt then made a statement supporting the applications.

Members asked questions for clarification to which the Case Officer responded.

Councillor Bryan Organ opened the debate. He stated that there had been no objections to the application. It was not a large extension and the building had been in public use for a long time. The proposal would continue and extend its use for the community of Midsomer Norton. He considered that the scheme was acceptable and therefore moved that the recommendations be overturned and that permission/consent be granted. The motion was seconded by Councillor Paul Crossley.

Members debated the motion. Most Members supported the motion as it was considered that this was an exciting and bold scheme in sympathy with the current building - it would be a new phase in the life of the building and a community asset. Issues were raised of whether a pitched roof could be included as recommended by

the Victorian Society and whether the building would be fully accessible for the disabled. The Officers replied that a condition could not be imposed for such a roof to be included and that suitable provision had been made for disabled access which was in any event a building regulations issue. The Team Manager – Development Management requested that the motion be revised to ‘Authorise Officers to grant permission/consent’ so that appropriate conditions could be imposed which was accepted by the mover and seconder.

The motion to Delegate to consent with appropriate conditions was put to the vote. Voting: 8 in favour and 2 against. Motion carried.

Then the motion to Delegate to permit the related planning application with appropriate conditions was put to the vote. Voting: 8 in favour and 1 against with 1 abstention. Motion carried.

**Item 4 Land adjoining old Methodist Church, High Street, Twerton, Bath – Construction of 4 one bedroom flats with associated landscaping (Revised proposal)** – The Case Officer reported on this application and her recommendation to refuse permission. She reported on a letter of objection from the adjoining resident who couldn’t attend the meeting.

The applicant’s agent made a statement in favour of the proposal.

Councillor Paul Crossley considered that the scheme provided useful accommodation in a sustainable location. He therefore moved that the recommendation be overturned and that permission be granted. The motion was not seconded.

In view of the impact on the adjoining resident, Councillor Bryan Organ moved the Officer recommendation which was seconded by Councillor Rob Appleyard.

The motion to refuse was put to the vote. Voting: 8 in favour and 1 against with 1 abstention. Motion carried.

**Item 5 Greenacre, Warminster Road, Freshford – Erection of 1 detached dwelling with new vehicular access off Midford Lane and associated works** – The Case Officer reported on this application and her recommendation to refuse permission. The Update Report provided further information from the Ecology and Highways Officers and an update on the Freshford and Limpley Stoke Neighbourhood Plan. She reported on a comment received from the Limpley Stoke Parish Council who did not support the scheme.

A representative of Freshford Parish Council and the applicants’ agent made a statement in support of the proposal. This was followed by a statement by the Ward Councillor Neil Butters who supported the proposal.

Members asked various questions for clarification regarding the Green Belt and the Neighbourhood Plan to which the Officers responded.

Councillor Rob Appleyard did not support the proposal and therefore moved the Officer recommendation which was seconded by Councillor Eleanor Jackson. There was some opposition to the motion as it was felt that the scheme, which was of a

modern design and didn't follow the vernacular of surrounding houses, could still be supported.

The motion to refuse was put to the vote. Voting: 7 in favour and 3 against. Motion carried.

**Item 6 Shortwood Common Cottage, Hook Lane, Hinton Blewett – Erection of 2 storey side and rear extension following demolition of existing kitchen area and detached garages** – The Case Officer reported on this application and his recommendation to refuse permission.

The applicant made a statement in support of the proposal. The Chairman then read out a statement from the Ward Councillor Tim Warren (who couldn't attend the meeting) in support of the application.

Councillor Eleanor Jackson considered that the proposal was inappropriate for its location due to its design and public realm and townscape considerations. She therefore moved the Officer recommendation which was seconded by Councillor Caroline Roberts. However, Councillor Roberts had not been present for the introduction by the Case Officer and under the recently adopted Members Planning Code of Conduct was not allowed to participate in the consideration of the application. She could not therefore second the motion. It was subsequently moved by Councillor Bryan Organ and seconded by Councillor David Veale that consideration be deferred for a Site Visit to enable the site to be viewed in the context of its surroundings.

The motion to defer for a Site Visit was put to the vote. Voting: 8 in favour and 2 abstentions. Motion carried.

## 22 **TREE PRESERVATION ORDER - LAND BETWEEN MEADOW PARK AND BOX ROAD, BATHFORD**

The Committee considered (1) a report by the Senior Arboricultural Officer (i) referring to this Tree Preservation Order provisionally made on 31st March 2015 to protect woodland which it was considered made a contribution to the landscape and visual amenity of the locality; (ii) stating that an objection to the Order had been received from the owner of the woodland; and (iii) recommending that the Order be confirmed without modification; (2) an Update Report by the Senior Arboricultural Officer referring to the receipt of a representation from a resident of Meadow Park regarding a lease attached to the deeds of their property regarding the woodland; and (3) oral statements by a representative of the Parish Council and a member of the public supporting the Order.

The Senior Arboricultural Officer gave a power point presentation on the main points raised within the report and stated that the issue of the lease raised by a local resident was a private law matter which was not relevant to consideration of the report.

Members asked questions to which the Officer responded. Councillor Paul Crossley considered that this was an important woodland in a built-up area and that it needed to be managed under the control of a tree preservation order. He therefore moved approval of the recommendation which was seconded by Councillor Bryan Organ.

The Members voted unanimously in favour.

**RESOLVED** that the Order entitled "Bath and North East Somerset Council (Land between Meadow Park and Box Road, Bathford No. 7) Tree Preservation Order 2015" be confirmed without modification

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

The Committee noted the report.

Councillor Paul Crossley considered that it would be useful if future reports could include a reference to those applications to which the Chairman had not agreed to requests by Councillors to come before the Committee. The Chairman agreed.

The meeting ended at 4.35 pm

Chair .....

Date Confirmed and Signed .....

**Prepared by Democratic Services**

**BATH AND NORTH EAST SOMERSET COUNCIL**

**Development Control Committee**

**Date**

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

**ITEM**

**ITEMS FOR PLANNING PERMISSION**

<b>Item No.</b>	<b>Application No.</b>	<b>Address</b>
5	15/01712/FUL	Greenacre, Warminster Road,
Freshford		

**Ecology:**

A satisfactory comprehensive ecological survey and assessment has been submitted, which finds no significant ecological constraints at the site, nor use by protected species. Recommendations are made regarding sensitive lighting and wildlife-friendly landscaping, and these should be implemented if the proposal is consented, but would not require to be secured by condition.

The Ecology officer raises no objection to the proposal.

**Highways:**

The agent has queried the comments in respect of highways matters raised in the officer report and has clarified the following:

1. Proposed entrance is off Midford Lane and not Warminster Road off the existing driveway.
2. There is a 40mph zone outside Greenacre

The highways officer has confirmed that this does not change their position from a highways point of view and they are aware that the site would be accessed from Midford Road.

**Freshford & Limpley Stoke neighbourhood Plan update:**

In line with para 216 of the NPPF, significant weight can be given to the Neighbourhood Plan at this advanced stage. The Freshford and Limpley Stoke Neighbourhood Plan is due to go to referendum on 10th September 2015.

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**SPEAKERS LIST  
BATH AND NORTH EAST SOMERSET COUNCIL**

**MEMBERS OF THE PUBLIC ETC WISHING TO MAKE A STATEMENT AT THE  
MEETING OF THE DEVELOPMENT MANAGEMENT COMMITTEE ON  
WEDNESDAY 1<sup>ST</sup> JULY 2015**

**SITE/REPORT                                      NAME/REPRESENTING                                      FOR/AGAINST**

<b>SITE/REPORT</b>	<b>NAME/REPRESENTING</b>	<b>FOR/AGAINST</b>
<b>PLANS LIST – REPORT 9</b>		
Leacroft House, Bristol Road, West Harptree (Item 1, Pages 24-43)	Chris Dadds (Applicants' Agent)	For
Town Hall, The Island, Midsomer Norton (Items 2&3, Pages 44-62)	Councillor Michael Evans ( <u>OR</u> Councillor Paul Myers) (Midsomer Norton Town Council)  Emma Hamilton ( <u>OR</u> Patricia Flagg (Midsomer Norton Community Trust) <u>AND</u> Stuart Rouse (Wansdyke Plan Association)	For – Up to 6 minutes  For – To share 6 minutes
Land adjoining Old Methodist Church, High Street, Twerton, Bath (Item 4, Pages 63-69)	Michael Wrigley (Applicants' Agent)	For
Greenacre, Warminster Road, Freshford, Bath (Item 5, Pages 70-76)	Nicola Dupisanie (Applicant's Agent)	For
Shortwood Common Cottage, Hook Lane, Hinton Blewett (Item 6, Pages 77-81)	John Hill (Applicant)	For
<b>TREE PRESERVATION ORDER – REPORT 10</b>		
Land between Meadow Park and Box Hill, Bathford, Bath (Pages 83-101)	Peter Martin, Bathford Parish Council  Jackie Wilkins	Statement  Statement

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**BATH AND NORTH EAST SOMERSET COUNCIL**  
**DEVELOPMENT MANAGEMENT COMMITTEE**

**1st July 2015**

**DECISIONS**

<b>Item No:</b>	01	
<b>Application No:</b>	14/05899/OUT	
<b>Site Location:</b>	Leacroft House, Bristol Road, West Harptree, Bristol	
<b>Ward:</b> Mendip	<b>Parish:</b> West Harptree	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Outline Application	
<b>Proposal:</b>	Erection of new dwellings, access, landscaping and attenuation pond and refurbishment of Leacroft House, following demolition of Leacroft Bungalow and outbuildings associated with former builders yard.	
<b>Constraints:</b>	Airport Safeguarding Zones, Agric Land Class 1,2,3a, Area of Outstanding Natural Beauty, Housing Development Boundary, Public Right of Way, SSSI - Impact Risk Zones, Water Source Areas,	
<b>Applicant:</b>	Mr & Mrs Payne	
<b>Expiry Date:</b>	3rd July 2015	
<b>Case Officer:</b>	Rachel Tadman	

**DECISION**

Deferred for site visit to view site and its surroundings.

<b>Item No:</b>	02	
<b>Application No:</b>	15/01299/LBA	
<b>Site Location:</b>	Town Hall, The Island, Midsomer Norton, Radstock	
<b>Ward:</b> Midsomer Norton Redfield	<b>Parish:</b> Midsomer Norton	<b>LB Grade:</b> II
<b>Application Type:</b>	Listed Building Consent (Alts/exts)	
<b>Proposal:</b>	Internal and external alterations for the refurbishment and extension of existing town hall to re-instate ground floor market hall and improve access throughout.	
<b>Constraints:</b>	Agric Land Class 3b,4,5, City/Town Centre Shopping Areas, Coal - Standing Advice Area, Conservation Area, Forest of Avon, Housing Development Boundary, Listed Building, SSSI - Impact Risk Zones,	
<b>Applicant:</b>	Midsomer Norton Town Council	
<b>Expiry Date:</b>	15th May 2015	
<b>Case Officer:</b>	Laura Batham	

**DECISION    CONSENT**

1 The works hereby approved shall be begun before the expiration of three years from the date of this consent

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

2 Prior to the application of any external surfaces, a sample panel of all external walling materials to be used shall be erected on site, approved in writing by the Local Planning Authority, and kept on site for reference until the development is completed. Once approved, the development shall be constructed in accordance with the sample panel.

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

3 Prior to the application of any external surfaces, a schedule of materials and finishes, and samples of the materials to be used in the construction of the external surfaces, including roofs and windows shall be 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.

4 Prior to any internal works, full joinery details shall be submitted to and approved in writing by the Local Planning Authority. Once approved the details shall be fully implemented.

Reason: To safeguard the character and appearance of the building.

5 Prior to any works to the access ramp on the north west elevation, full details of the access ramp and associated works shall be submitted to and approved in writing by the local planning Authority. Once approved, the works shall be undertaken in accordance with the approved details.

Reason: In the interest of the listed building and impact upon the conservation area.

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:**

This decision relates to the following drawings received on 19th March 2015:

- PH3\_014\_001\_001
- PH3\_014\_001\_102
- PH3\_014\_001\_103
- PH3\_014\_001\_104
- PH3\_014\_001\_105
- PH3\_014\_001\_106
- PH3\_014\_001\_107

PH3\_014\_001\_108  
PH3\_014\_001\_109  
PH3\_014\_001\_110  
PH3\_014\_001\_111

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/revised proposals was taken and consent was granted.

<b>Item No:</b>	03	
<b>Application No:</b>	15/01298/FUL	
<b>Site Location:</b>	Town Hall, The Island, Midsomer Norton, Radstock	
<b>Ward:</b> Midsomer Norton Redfield	<b>Parish:</b> Midsomer Norton	<b>LB Grade:</b> II
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Refurbishment and extension of existing town hall to re-instate ground floor market hall and improve access throughout.	
<b>Constraints:</b>	Agric Land Class 3b,4,5, City/Town Centre Shopping Areas, Coal - Standing Advice Area, Conservation Area, Forest of Avon, Housing Development Boundary, Listed Building, SSSI - Impact Risk Zones,	
<b>Applicant:</b>	Midsomer Norton Town Council	
<b>Expiry Date:</b>	15th May 2015	
<b>Case Officer:</b>	Laura Batham	

## 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 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. Due to the risk of any

evidence being disturbed if works commence, this information is requested prior to commencement.

3 No development or demolition 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 record of those parts of the building(s), which are to be demolished, disturbed or concealed by the proposed development, and shall be carried out by a competent person(s) and completed in accordance with the approved written scheme of investigation.

Reason: The building is of significant archaeological interest and the Council will wish to examine and record features of architectural interest. Due to the risk of any evidence being disturbed if works commence, this information is requested prior to commencement.

4 Prior to construction of the extension hereby approved, written confirmation shall be submitted from the relevant authority (Environment Agency or Wessex water respectively) confirming acceptance of the flows and agreeing the proposed discharge rates and points of connection. Once approved, the details shall be fully implemented.

Reason: In the interests of flood risk management.

5 Prior to the first use of the extension hereby approved, full details of bin storage shall be submitted to and approved in writing to the Local Planning Authority. Once approved the development shall be fully implemented in accordance with the approved details and retained thereafter.

Reason: To ensure the appropriate storage of rubbish.

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:**

This decision relates to the following drawings received on 19th March 2015:

PH3\_014\_001\_001  
PH3\_014\_001\_102  
PH3\_014\_001\_103  
PH3\_014\_001\_104  
PH3\_014\_001\_105  
PH3\_014\_001\_106  
PH3\_014\_001\_107  
PH3\_014\_001\_108  
PH3\_014\_001\_109  
PH3\_014\_001\_110  
PH3\_014\_001\_111

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/revised proposals was taken and consent was granted.

<b>Item No:</b>	04
<b>Application No:</b>	15/01558/FUL
<b>Site Location:</b>	Land Adj Old Methodist Church, High Street, Twerton, Bath
<b>Ward:</b> Twerton	<b>Parish:</b> N/A <b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application
<b>Proposal:</b>	Construction of 4no one bedroom flats with associated landscaping (Revised proposal)
<b>Constraints:</b>	Agric Land Class 3b,4,5, Article 4, British Waterways Major and EIA, Conservation Area, Forest of Avon, Hotspring Protection, MOD Safeguarded Areas, SSSI - Impact Risk Zones, World Heritage Site,
<b>Applicant:</b>	Mr Neill Menneer
<b>Expiry Date:</b>	15th June 2015
<b>Case Officer:</b>	Sasha Berezina

**DECISION REFUSE**

1 The proposed development due to its siting and bulk would result in significant and unacceptable harm being caused to the living conditions of the occupiers of the neighbouring dwellings. The proposed scheme is therefore considered to conflict with the requirements of Policy D.2 of the Bath and North East Somerset Local Plan (including minerals and waste policies) Adopted October 2007.

**PLANS LIST:**

- OS Extract 07 Apr 2015 01A LOCATION AND BLOCK PLAN AS EXISTING
- Photo 07 Apr 2015 02 PHOTOGRAPHS
- Drawing 07 Apr 2015 11D SITE PLAN AS EXISTING
- Drawing 07 Apr 2015 12C SITE SECTIONS AS EXISTING
- Drawing 07 Apr 2015 13E SITE AND GROUND FLOOR PLAN AS PROPOSED
- Drawing 07 Apr 2015 14E SITE AND FIRST FLOOR PLAN AS PROPOSED
- Drawing 07 Apr 2015 15E SITE AND ROOF PLAN AS PROPOSED
- Drawing 07 Apr 2015 16F SITE SECTIONS AS PROPOSED
- Drawing 07 Apr 2015 17E WEST AND SOUTH ELEVATIONS AS PROPOSED
- Drawing 07 Apr 2015 18F EAST AND NORTH ELEVATIONS AS PROPOSED
- Drawing 07 Apr 2015 19B GROUND FLOOR PLAN AS PROPOSED
- Drawing 07 Apr 2015 20B FIRST FLOOR PLAN AS PROPOSED
- Drawing 07 Apr 2015 21B ROOF PLAN AS PROPOSED
- Drawing 07 Apr 2015 22B SECTIONS AS PROPOSED
- Drawing 07 Apr 2015 23B WEST AND SOUTH ELEVATIONS AS PROPOSED

Drawing 07 Apr 2015 24B EAST AND NORTH ELEVATIONS AS PROPOSED  
Drawing 07 Apr 2015 25C LANDSCAPE PLAN AS PROPOSED

### 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 and the applicant have worked together seeking to overcome reasons for refusal, however it has not been possible to address the fundamental issues outlined above.

<b>Item No:</b>	05	
<b>Application No:</b>	15/01712/FUL	
<b>Site Location:</b>	Greenacre, Warminster Road, Freshford, Bath	
<b>Ward:</b> Bathavon South	<b>Parish:</b> Freshford	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Erection of 1no. detached dwelling with new vehicular access off Midford Lane and associated works	
<b>Constraints:</b>	Agric Land Class 1,2,3a, Area of Outstanding Natural Beauty, Greenbelt, Mineral Consultation, MOD Safeguarded Areas, SSSI - Impact Risk Zones,	
<b>Applicant:</b>	Mr Peter Pearson	
<b>Expiry Date:</b>	10th June 2015	
<b>Case Officer:</b>	Victoria Griffin	

### DECISION REFUSE

1 The proposed development, by virtue of its size, scale, massing and design, in its position within the garden of the host building would be visually prominent, detracting from the rural character of this part of the Cotswold Area of Outstanding Natural Beauty and the openness of this part of the Green Belt, contrary to saved Policies D2, D4, GB.2 and NE.2 of the Bath & North East Somerset Local Plan Including Minerals and Waste Policies Adopted October 2007 and policy CP8 of the Core Strategy (Adopted July 2014).

### PLANS LIST:

This decision relates to the following plans/documents:

1353.P.100 revision B  
1353.P.001 revision B  
1353.P.002 revision B  
1353.P.101 revision B  
1353.P.110 revision B

1353.P.111 revision B  
1353.P.200 revision B  
1353.P.300 revision B  
1353.P.201 revision B  
1353.P.202 revision B  
1353.P.203 revision B  
1353.P.301 revision B  
1353.P.302 revision B  
1353.P.303 revision B

#### 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. Notwithstanding informal advice offered by the Local Planning Authority the submitted application was unacceptable for the stated reasons and the applicant was advised that the application was to be recommended for refusal. Despite this the applicant choose not to withdraw the application and having regard to the need to avoid unnecessary delay the Local Planning Authority moved forward and issued its decision. In considering whether to prepare a further application the applicant's attention is drawn to the original discussion/negotiation.

<b>Item No:</b>	06	
<b>Application No:</b>	15/01336/FUL	
<b>Site Location:</b>	Shortwood Common Cottage, Hook Lane, Hinton Blewett, Radstock	
<b>Ward:</b> Mendip	<b>Parish:</b> Hinton Blewett	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Erection of two storey side and rear extension following demolition of existing kitchen area and detached garages	
<b>Constraints:</b>	Airport Safeguarding Zones, Agric Land Class 3b,4,5, Area of Outstanding Natural Beauty, Coal - Standing Advice Area, SSSI - Impact Risk Zones,	
<b>Applicant:</b>	Mr & Mrs J Hill	
<b>Expiry Date:</b>	8th July 2015	
<b>Case Officer:</b>	Martin Almond	

#### DECISION

Deferred for site visit to view site and its surroundings.

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