

## **DEVELOPMENT MANAGEMENT COMMITTEE**

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

Wednesday, 29th July, 2015, 2.00 pm

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 Sally Davis (Chairman)	- 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 Les Kew	- 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

#### **24 EMERGENCY EVACUATION PROCEDURE**

The Senior Democratic Services Officer read out the emergency evacuation procedure

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

A Vice Chairman was not required

#### **26 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

An apology for absence was received from Council Matthew Davies whose substitute was Councillor Donal Hassett

#### **27 DECLARATIONS OF INTEREST**

Councillor Les Kew declared an interest in the planning application at Maynard Terrace, Clutton (Item 1, Report 10) as he had relatives who owned land near to the site and he would therefore leave the meeting for its consideration. Councillor Rob Appleyard declared a disclosable pecuniary interest in the same application as he was a Non-Executive Director of Curo (the applicants) and he would also leave the meeting for its consideration. Councillor Eleanor Jackson declared an interest in the application at Shortwood Common Cottage, Hinton Blewett (Item 1, Report 9) as she was acquainted with an electrician who was her near neighbour who had worked on her property and was involved in the application site. She would therefore leave the meeting for its consideration.

(Note: Councillor Caroline Roberts stated that, despite living in the vicinity of No 153 Newbridge Hill (Item 4, Report 10), she did not have an interest to declare on the application and would speak and vote on the matter.)

28 **TO ANNOUNCE ANY URGENT BUSINESS AGREED BY THE CHAIRMAN**

There was none

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

The Senior Democratic Services Officer informed the meeting that there were no speakers on matters other than on planning applications and that a number of people wished to make statements on planning applications who would be able to do so when reaching their respective items in Reports 9 and 10.

30 **ITEMS FROM COUNCILLORS AND CO-OPTED MEMBERS**

Councillor Paul Crossley had given notice to ask the Chairman whether she would be willing for the Committee to be webcasted. He gave reasons why he felt that this should be undertaken.

Members briefly discussed the matter and the majority of Members indicated that they supported the request. The Chairman undertook to raise the matter with the Cabinet.

31 **MINUTES: WEDNESDAY 1ST JULY 2015**

The Minutes of the previous meeting were approved and signed as a correct record, subject to the deletion of "There were no items notified by Members in advance of the meeting" in Minute No 11 Items from Councillors and Co-opted Members.

32 **SITE VISIT LIST - APPLICATIONS FOR PLANNING PERMISSION ETC FOR DETERMINATION BY THE COMMITTEE**

The Committee considered

- A report by the Group Manager – Development Management on applications for planning permission etc.
- An Update Report by the Group Manager on Item 1, a copy of which is attached as *Appendix 1* to these Minutes
- Oral statements by members of the public etc. on Items Nos 1 and 2, 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 (A) Authorise the Group Manager – Development Management, in consultation with the Head of Legal and Democratic Services, to enter into a S106 Agreement to provide (i) highway improvements; and (ii) affordable housing; and (B) upon completion of the Agreement, authorise the

Group Manager to grant permission subject to conditions. She reported on further representations received. The Update Report provided further information on the application and recommended revised wording to Condition 19.

The public speakers made their statements against and in favour of the application which was followed by a statement by the Ward Councillor Tim Warren expressing concerns about the proposal. The Group Manager responded to a point raised regarding a tree preservation order and an error in a letter sent to residents.

Members asked questions about the application for clarification to which Officers responded. The Group Manager gave advice on the planning policies that applied to consideration of the application.

After considering the information provided, Councillor Eleanor Jackson moved the Officer recommendation which was seconded by Councillor Paul Crossley. Members briefly debated the motion after which it was put to the vote. Voting: 7 in favour and 1 against with 2 abstentions. Motion carried.

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

The applicants' agent made a statement in support of the proposal which was followed by a statement by the Ward Councillor Tim Warren in favour of the application.

Councillor Les Kew considered that the proposal was in keeping with other properties in the area and the development was practically using the same footprint. There was no objection from highways, and ecology officers and it was supported by the Parish Council. He could see no reason for the application to be refused and therefore moved that the recommendation be overturned and that the application be delegated to Officers to grant permission subject to appropriate conditions. The motion was seconded by Councillor Donal Hassett.

Members debated the motion and expressed arguments for and against the development. Concerns were expressed regarding the design and the loss of openness. The Group Manager stated that the test was whether the extension respected and complemented the host building and that the Officer advice was that the proposals would dominate the host building. The motion was then put to the vote. Voting: 3 in favour and 6 against. Motion lost.

Councillor Rob Appleyard therefore moved approval of the Officer recommendation to refuse permission which was seconded by Councillor Caroline Roberts. The motion was put to the vote and was carried, 6 voting in favour and 2 against with 1 abstention.

(Note: Councillor Eleanor Jackson left the meeting prior to consideration of this application due to her interest declared earlier in the meeting).

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

The Committee considered

- A report by the Group Manager – Development Management on various applications for planning permission etc.
- An Update Report by the Group Manager on Item Nos. 1, 2, 4 and 7, a copy of which is attached as *Appendix 4* to these Minutes
- Oral statements by members of the public etc. on Item Nos 1-4 and 9, 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 5* to these Minutes

**Item 1 Parcel 0006 Maynard Terrace, Clutton – Modification of Planning Obligation 12/01882/OUT to reduce the affordable housing provision to 33% (Erection of 36 dwellings and associated works (Revised submission) –** The Case Officer reported on this application and her amended recommendation in the Update Report to authorise the Head of Legal and Democratic Services to enter into a Deed of Variation to the original S106 Agreement to reduce the level of affordable housing to 33%. The Update Report referred to further representations received and the Officer's assessment.

The public speakers made their statements against and in favour of the application which was followed by a statement by the Ward Councillor Karen Warrington against the proposal.

The Group Manager provided advice for Members regarding the issue of the 5 year housing land supply. The application still provided affordable housing that was 3% more than Council policy required. There were a number of options available to vary the S106 Agreement. Members asked questions about the application for clarification to which Officers responded.

Councillor Eleanor Jackson stated that she had attended the public local Inquiry to defend the Committee's decision to refuse permission for the development. She expressed concern about the lack of a viability assessment to support the claim that the current scheme was unviable. She considered that the European Grant for viability was still in question and that there was a need for housing for young people in Clutton. She therefore moved that the recommendation be overturned and that the variation be refused on the basis of an inadequate viability assessment, failure to explore funding and the loss of social housing. The motion was seconded by Councillor Caroline Roberts.

The Group Manager stated that the funding mechanisms were not known and were not a planning consideration. The current planning policies needed to be considered and only 30% affordable housing was required and therefore the view of Officers was that viability testing was not required in this case. He advised that a new application on this basis would be compliant with the Council's affordable housing policies. The Committee were advised that they could defer the application for a full viability assessment.

Members briefly debated the motion. Councillor Eleanor Jackson accepted the Group Manager's advice regarding the funding issue and removed that reason from her motion for refusing the variation.

The motion was then put to the vote and was carried, 6 voting in favour and 2 against.

(Note: Councillors Rob Appleyard and Les Kew had left the meeting prior to consideration of this application in view of their declaration of interests).

**Item 2 Land rear of Yearten House, Water Street, East Harptree – Erection of 8 dwellings and access** – The Case Officer reported on this application and her recommendation to (A) authorise the Head of Legal and Democratic Services to enter into a S106 Agreement to secure various provisos; and (B) subject to the completion of the Agreement, authorise the Group Manager to grant permission subject to conditions. The Update Report provided further information on the application and amended the recommendation/conditions. The Case Officer clarified that there was a correction to the report in that it stated that the proposed development would not count towards the 10-15 house allocation for the village outlined in the Core Strategy. Given that the applicant had demonstrated that a denser form of development was not appropriate for the site to achieve 10 dwellings, this site may still be included as part of the housing figure because it was in the Emerging Place Making Plan and there were good reasons why it could not be developed for 10 dwellings.

The public speakers made their statements against and in favour of the application which was followed by a statement by the Ward Councillor Tim Warren expressing concerns about the development.

Members asked questions about the application for clarification to which Officers responded. The issue of the applicants' offer to reduce the number of houses to 5 was discussed but the Group manager advised that the proposal before the Committee needed to be considered and that there was not an application for 5 dwellings before the Committee. Councillor Rob Appleyard felt that the application was acceptable and that there would be less variety of design if the number of houses was reduced. He therefore moved the Officer recommendation which was seconded by Councillor Bryan Organ.

Members debated the motion. Some Members felt that the application should be deferred as there was insufficient detail to make a decision with the drawings being of too small a scale. Councillor Rob Appleyard, on reflection, withdrew his motion. Councillor Les Kew then moved that the application be deferred for a Site Visit which was seconded by Councillor Rob Appleyard. The motion was put to the vote and was carried without dissension.

**Item 3 Fosseway Environmental Park, Fosseway, Englishcombe – Approval of Reserved matters in relation to Application 14/00839/EMINW for the proposed erection of residual waste facility including a materials recovery facility, anaerobic digestion plant, reception building, weighbridge, outdoor storage areas and other ancillary development** – The Council's Planning Consultant reported on this application and his recommendation to Approve subject to conditions. He stated that an amendment was required to Condition 3 so that

landscaping was carried out in accordance with the drawings listed in the Condition as these were sufficiently detailed.

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

Councillor David Veale, Ward Member on the Committee, stated that there had been many problems with the site in the past but the current situation was now acceptable. Members asked questions about the application and the implications of this decision on any enforcement action which might be required at the site to which Officers responded. Councillor Eleanor Jackson considered this to be a positive step forward and therefore moved the Officer recommendation which was seconded by Councillor Bryan Organ.

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

(Note: Following this decision at 4.35pm, there was an adjournment for 5 minutes for a comfort break).

**Item 4 No 153 Newbridge Hill, Bath – Provision of 5 parking spaces at the rear of 153/155 Newbridge Hill** – The Planning Officer reported on this application and the recommendation to refuse permission.

The applicant's agent made a statement in favour of the application.

Councillor Donal Hassett, Ward Member on the Committee, considered that the application was acceptable as it would tidy up the area and reduce the amount of parking on-street which was at a premium. He also felt that the proposed garden would enhance the area. On this basis, he moved that the recommendation be overturned and that Officers be authorised to grant permission subject to appropriate conditions. Councillor Caroline Roberts, also Ward Member on the Committee, supported this view and seconded the motion.

Members debated the motion. Some Members were sceptical about the reason for the application but it was generally supported. The number of spaces was acceptable to Members. The Group Manager informed Members of the reasons why Officers were recommending refusal.

The motion was put to the vote and was carried, 8 voting in favour and 2 against.

(Note: During the debate, Councillor Bryan Organ stated that he knew a member of the applicant's family but that he had no financial connection to him and they were not friends. As such, he considered that he did not have an interest to declare.)

**Item 5 Wansdyke House, Claverton Down Road, Claverton Down, Bath – Outline application with all matters reserved for the erection of a new house in the rear garden of Wansdyke House (Resubmission)** - The Case Officer reported on this application and her recommendation to grant permission subject to conditions. The wording of Condition 4 would need to be amended to include hours of working and that the reason for the Condition was in the interests of amenity. The Chairman reported on a comment received from the Ward Councillor Steve Jeffries who was satisfied that the issue of access was now covered.

Councillor Les Kew considered that this was a good presentation and an acceptable scheme and therefore moved the Officer recommendation which was seconded by Councillor Bryan Organ.

Members asked questions for clarification to which the Officers responded. The Group Manager stated that the site was located within the built-up area of Bath and had received planning permission on a number of occasions; there was not therefore an objection in principle to the residential development of the land. It was a large site and the proposal would not be out of character. Members debated the motion.

After due consideration, the motion was put to the vote and was carried, 5 voting in favour and 4 against with 1 abstention.

**Items 6&7 No 10 Grove Street, Bath – (1) Change of use from 4 student flats to 4 cohesive self-contained residential flats, openings in existing partition walls, additions of new doors and creation of en-suite shower rooms (Ref 15/01872/FUL); and (2) internal alterations for the creation of 2 cohesive self-contained residential flats and openings in existing partition walls, additions of new doors and creation of en-suite shower rooms** – The Case Officer reported on this application and her recommendation to grant permission/consent subject to conditions. The Update Report provided further information on the application for listed building consent.

Councillor Les Kew considered that the scheme was satisfactory and therefore moved the Officer recommendations which were seconded by Councillor Paul Crossley. The motions were put to the vote separately and were both carried unanimously.

**Item 8 No 11 Holloway, Bath – Extension of kitchen into existing balcony with provision of roof and glazing to cover balcony** – The Case Officer reported on this application and her recommendation to grant permission subject to conditions.

Councillor Bryan Organ considered the scheme to be acceptable and therefore moved the Officer recommendation which was seconded by Councillor Les Kew.

After a short debate, the motion was put to the vote and was carried, 9 voting in favour and 1 against.

**Item 9 Joseph House, Church Lane, Englishcombe – Erection of a wooden garden pagoda** – The Case Officer reported on this application and her recommendation to refuse permission.

The representative of the Parish Council made a statement in favour of the application.

Councillor Les Kew considered that the development with the use of timber was not inappropriate - it was a facility for outdoor recreation and it would not harm the openness of the Green Belt. On this basis, he moved that the recommendation be overturned and that Officers be delegated to grant permission subject to appropriate conditions. The motion was seconded by Councillor David Veale.

Members debated the motion. Comments were made for and against the motion.

Some Members considered that the scheme should be supported whereas some Members considered that the appropriate planning policies had to be followed as there were no very special circumstances to justify the development within the Green Belt. The Group Manager explained the reasons for the recommendation to refuse permission and that he did not consider this to be a facility for outdoor recreation, rather that it was a domestic feature. The motion was put to the vote. Voting: 4 in favour and 6 against. Motion lost.

It was therefore moved by Councillor Paul Crossley to approve the Officer recommendation to refuse permission which was seconded by Councillor Eleanor Jackson. The motion was put to the vote and was carried, 6 voting in favour and 4 against.

**Item 10 Parcel 3100 Charlton Road, Keynsham – Comprehensive Masterplan and Design Principles for the proposed redevelopment of the site at Charlton Road, Keynsham, pursuant to Policy KE4 of the Bath and North East Somerset Core Strategy 2014** – This matter was covered in the following Report

**34 KEYNSHAM MASTER PLAN - HOUSING SITE AT PARCEL 3100 CHARLTON ROAD, KEYNSHAM**

The Committee considered (1) the report of the Divisional Director - Development on the Masterplan for development at Parcel 3100 Charlton Road, Keynsham, in accordance with Policy KE4 of the Bath and North East Somerset Core Strategy; and (2) the recommendation, as amended in the Update Report, to agree the submitted Masterplan. The report described the site, set out the Decision Making Framework and gave the Officer assessment which concluded that the Masterplan was considered to be acceptable and would form a sound basis upon which the detailed design and development of the site could move forward. The Update Report (attached as *Appendix 6*) provided Officers' comments on further representations received.

Members asked various questions about the proposal to which Officers responded. Members considered the proposed number of houses and school provision and landscaping. There was discussion about the Parkhouse Lane link between the 2 sites and possible road widening and the sites being included on a bus route. The Senior Planning Officer responded that road widening had not been settled yet but there was potential for a cycle/pedestrian route to Keynsham – further details would be produced at the detailed design stage.

After a full debate, it was unanimously **RESOLVED** to agree the submitted Masterplan.

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

The report was noted

The meeting ended at 5.55pm

Chair .....

Date Confirmed and Signed .....

**Prepared by Democratic Services**

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## UPDATE REPORT

ITEM NUMBER 001

Application No: 14/05899/OUT

Leacroft House, Bristol Road, West Harptree, Bristol, BS40 6HF

### **Summary of Consultation/Representations:**

Local Representations: A further letter of objection has been received raising the following concerns:

1. The development will have a detrimental impact on a village of the size of West Harptree from a visual, character and functional prospective.
2. The access road is of insufficient size for the development proposed and will be harmful to highway safety.
3. Flooding and drainage issues on Bristol Road.
4. The proposal is not in accordance with the wishes of the Parish as put forward in the Placemaking Plan consultation process.

### **Officer Comments**

The issues raised within the late objection to the development have, in the main, already been dealt with in the main report. However with specific regard to flooding and drainage issues on Bristol Road, the Highways Development Officer has raised no concerns and furthermore Officers are aware that the road has been subject to significant drainage works within the last couple of months to specifically resolve the flooding and drainage issues on Bristol Road.

#### Impact on Ecology:

The main report provides an assessment of the submitted justification that the development meets the 3 tests of the Habitat Regs. The third test deals with the consideration that the development is "in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment".

Whilst the justification submitted is considered to be acceptable Officers would also add that the development would also provide much needed dwellings within the rural area and, furthermore, would also provide a level of affordable dwellings that is a much needed resource and that this provision is also of overriding public interest.

Turning to conditions, to ensure that the residential amenity of neighbouring occupiers is safeguarded during the construction process Condition 19 should be amended to read:

19 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, hours of working, details of deliveries (including storage arrangements and timings), contractor parking and traffic management. A programme of condition surveys of the local highway network shall be included, and all damage resulting from development made good. Reason: The details of how the construction period will be managed needs to be considered before commencement of development to ensure the safe operation and ongoing condition of the highway and in the interests of residential amenity.

**Recommendation:**

As per the main report with the amendment to Condition as detailed above.



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

**29th July 2015**

**DECISIONS**

<b>Item No:</b>	001	
<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>	31st July 2015	
<b>Case Officer:</b>	Rachel Tadman	

**DECISION**

Delegate to Permit - Pending Legal Agreement

<b>Item No:</b>	002	
<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>	7th August 2015	
<b>Case Officer:</b>	Martin Almond	

**DECISION REFUSE**

1 The proposed two storey side extension will result in a incongruous and prominent addition to the existing dwelling which is not subservient to the existing building and does not complement or respect the host building, the proposal would therefore have a significant and unacceptable impact on the character and appearance of the dwelling itself and the character and appearance of the surrounding area and as such the proposal is contrary to Saved Policies D.2 and D.4 of the Bath and North East Somerset Local Plan (including minerals & waste policies) adopted 2007.

2 The proposed two storey rear extensions will result in incongruous additions to the existing dwelling which will increase the bulk of the property and will result in the loss of character to the existing dwelling and as such the proposal is contrary to Saved Policy D.4 of the Bath and North East Somerset Local Plan (including minerals & waste policies) adopted 2007.

3 The proposed extensions by reason of their size, position and prominence will have an adverse impact upon the natural beauty of the landscape of this part of the designated AONB and as such is contrary to Saved Policy NE.2 of the Bath and North East Somerset Local Plan (including minerals & waste policies) adopted 2007 and Paragraph 115 of the National Planning Policy Framework 2012.

**PLANS LIST:**

This decision relates to drawings 1732-02 P1, 1732-03 P1, 1732-04 P1, 1732-06 P1 dated as received 20th March 2015 and drawings 1732 - 01 P2, 1732 - 05 P2, 1732 - 07 P2 and 1732 - 08 P2 dated as received 1st May 2015.

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 reasons outlined above and the applicant was advised that the application was to be recommended for refusal.

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

**29th July 2015**

**DECISIONS**

<b>Item No:</b>	01	
<b>Application No:</b>	15/02435/MDOBL	
<b>Site Location:</b>	Parcel 0006, Maynard Terrace, Clutton, Bristol	
<b>Ward:</b> Clutton	<b>Parish:</b> Clutton	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Modify/Discharge a Planning Obligation	
<b>Proposal:</b>	Modification of Planning Obligation 12/01882/OUT to reduce the affordable housing provision to 33% (Erection of 36no. dwellings and associated works (revised resubmission))	
<b>Constraints:</b>	Coal - Standing Advice Area, Coal - Referral Area, Coal Vein, Cycle Route, Flood Zone 2, Flood Zone 3, Forest of Avon, Housing Development Boundary, Public Right of Way,	
<b>Applicant:</b>	Curo	
<b>Expiry Date:</b>	23rd July 2015	
<b>Case Officer:</b>	Suzanne D'Arcy	

**DECISION REFUSE**

1 It has not been adequately demonstrated that the scheme would be unviable

2 The Council is seeking to provide the level of affordable housing previously approved

<b>Item No:</b>	02	
<b>Application No:</b>	14/05836/FUL	
<b>Site Location:</b>	Land Rear Of Yearten House, Water Street, East Harptree, Bristol	
<b>Ward:</b> Mendip	<b>Parish:</b> East Harptree	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Erection of 8 dwellings and access.	
<b>Constraints:</b>	Airport Safeguarding Zones, Agric Land Class 1,2,3a, Area of Outstanding Natural Beauty, Housing Development Boundary, SSSI - Impact Risk Zones, Water Source Areas,	
<b>Applicant:</b>	John Sainesbury & Co.	
<b>Expiry Date:</b>	17th February 2015	
<b>Case Officer:</b>	Christine Moorfield	

**DECISION**

Deferred for site visit

<b>Item No:</b>	03	
<b>Application No:</b>	15/00741/MRES	
<b>Site Location:</b>	Fosseway Environment Park, Fosseway, Englishcombe, Bath	
<b>Ward:</b> Bathavon West	<b>Parish:</b> Combe Hay	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Minerals and Waste Reserved Matters App	
<b>Proposal:</b>	Approval of Reserved Matters in relation to application 14/00839/EMINW for the proposed erection of residual waste facility including a materials recovery facility, anaerobic digestion plant, reception building, weighbridge, outdoor storage areas and other ancillary development.	
<b>Constraints:</b>	Agric Land Class 1,2,3a, Forest of Avon, Greenbelt, MOD Safeguarded Areas, Regionally Important Geological Site RIG, Sites of Nature Conservation Interest, SSSI - Impact Risk Zones, Tree Preservation Order,	
<b>Applicant:</b>	Waste Recycling At Bath Ltd	
<b>Expiry Date:</b>	8th June 2015	
<b>Case Officer:</b>	Chris Herbert	

## DECISION

Go with recommendation to Approve – subject to conditions

<b>Item No:</b>	04	
<b>Application No:</b>	15/01226/FUL	
<b>Site Location:</b>	153 Newbridge Hill, Newbridge, Bath, BA1 3PX	
<b>Ward:</b> Newbridge	<b>Parish:</b> N/A	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Provision of additional 5 parking spaces at the rear of 153/155 Newbridge Hill	
<b>Constraints:</b>	Agric Land Class 3b,4,5, Article 4, Conservation Area, Forest of Avon, Hotspring Protection, MOD Safeguarded Areas, SSSI - Impact Risk Zones, World Heritage Site,	
<b>Applicant:</b>	Ms Amy Fry	
<b>Expiry Date:</b>	7th August 2015	
<b>Case Officer:</b>	Martin Almond	

## DECISION

Delegate to PERMIT

<b>Item No:</b>	05	
<b>Application No:</b>	15/01425/OUT	
<b>Site Location:</b>	Wansdyke House, Claverton Down Road, Claverton Down, Bath	
<b>Ward:</b> Bathwick	<b>Parish:</b> N/A	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Outline Application	
<b>Proposal:</b>	Outline application with all matters reserved for the erection of a new house in the rear garden of Wansdyke House. (Resubmission)	
<b>Constraints:</b>	Agric Land Class 3b,4,5, Article 4, Forest of Avon, Hotspring Protection, MOD Safeguarded Areas, SSSI - Impact Risk Zones, World Heritage Site,	
<b>Applicant:</b>	Mrs Sharon Jackson	
<b>Expiry Date:</b>	21st May 2015	
<b>Case Officer:</b>	Alice Barnes	

## **DECISION APPROVE**

1 The development hereby approved shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the latest.

Reason: As required by Section 92 of the Town and Country Planning Act (as amended), and to avoid the accumulation of unimplemented planning permissions.

2 Approval of the details of the scale, layout, appearance, landscaping and access of the site (hereinafter called the reserved matters) shall be obtained from the Local Planning Authority before any development is commenced.

Reason: This is an outline planning permission and these matters have been reserved for the subsequent approval of the Local Planning Authority under the provisions of Section 92 of the Town and Country Planning Act (as amended) and Parts 1 and 3 of the General Development Procedure Order 2015.

3 In the event that contamination is found at any time when carrying out the approved development, work must be ceased and it must be reported immediately to the Local Planning Authority. The Local Planning Authority Contaminated Land Department shall be consulted to provide advice regarding any further works required. Contamination may be indicated by soils that have unusual characteristics such as: 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.

4 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 hours of working, deliveries (including storage arrangements and timings), contractor parking, traffic management. A programme of condition surveys of the local highway network shall be included, and all damage resulting from development made good.

Reason: To ensure the safe operation and ongoing condition of the highway and in the interest of residential amenity.

5 Prior to any occupation of the dwelling a hard and soft landscape scheme shall be 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.

6 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.

7 Plans showing access, parking and turning areas shall be submitted to and approved in writing by the Local Planning Authority prior to construction of the dwelling. All areas shall be surfaced in accordance with details which shall first have been submitted to and approved in writing by the Local Planning Authority, and constructed to the satisfaction of the Local Planning Authority before the dwelling is occupied and shall not be used other than for access and parking of vehicles in connection with the development hereby permitted.

Reason: In the interests of amenity and highway safety.

8 The garaging 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.

9 No demolition or 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, alteration and creation of above and below ground services including soakaway locations and movement of people and machinery.

Reason: The method statement is required prior to development as any works undertaken could impact on trees and the method statement is required to ensure that trees to be retained are not adversely affected by the development proposals

10 No demolition or development or other operations shall take place except in complete accordance with the approved Arboricultural Method Statement unless agreed in writing by the local planning authority. A signed certificate of compliance shall be provided by the appointed arboriculturalist to the local planning authority on completion.

Reason: To ensure that the approved method statement is complied with for the duration of the development.

11 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:**

Existing location plan 01A  
Proposed location plan 01B  
Existing site plan 02  
Proposed site plan 08A

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.

**Advice Note**

The applicant is advised that the proposals should accord with the Building Regulation requirement for refuse collection and emergency vehicle access. It is recommended that Parts B and H of the current Building Regulations documents are reviewed.

<b>Item No:</b>	06
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<b>Application No:</b>	15/01872/FUL
<b>Site Location:</b>	10 Grove Street, Bathwick, Bath, BA2 6PJ
<b>Ward:</b> Abbey	<b>Parish:</b> N/A <b>LB Grade:</b> II
<b>Application Type:</b>	Full Application
<b>Proposal:</b>	Change of use from 4no student flats to 4no cohesive self-contained residential flats, openings in existing partition walls, additions of new doors and creation of en-suite shower rooms.
<b>Constraints:</b>	Agric Land Class 3b,4,5, Article 4, Conservation Area, Flood Zone 2, Flood Zone 3, Forest of Avon, Hotspring Protection, Listed Building, MOD Safeguarded Areas, SSSI - Impact Risk Zones, World Heritage Site,
<b>Applicant:</b>	Mr Tony Merkin
<b>Expiry Date:</b>	30th July 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 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 drawings 5619-2015-1 and 5619-2015-11 received on 27th April 2015 and proposed first floor plan, proposed second floor plan and proposed front elevation received on 6th July 2015.

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>	07
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<b>Application No:</b>	15/01873/LBA
<b>Site Location:</b>	10 Grove Street, Bathwick, Bath, BA2 6PJ
<b>Ward:</b> Abbey	<b>Parish:</b> N/A <b>LB Grade:</b> II
<b>Application Type:</b>	Listed Building Consent (Alts/exts)
<b>Proposal:</b>	Internal alterations for the creation of 2no cohesive self-contained residential flats and openings in existing partition walls, additions of new doors and creation of en-suite shower rooms.
<b>Constraints:</b>	Agric Land Class 3b,4,5, Article 4, Conservation Area, Flood Zone 2, Flood Zone 3, Forest of Avon, Hotspring Protection, Listed Building, MOD Safeguarded Areas, SSSI - Impact Risk Zones, World Heritage Site,
<b>Applicant:</b>	Mr Tony Merkin
<b>Expiry Date:</b>	30th July 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 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 drawings 5619-2015-1 and 5619-2015-11 received on 27th April 2015 and proposed first floor plan, proposed second floor plan and proposed front elevation received on 6th July 2015.

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>	08
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<b>Application No:</b>	15/01996/FUL
<b>Site Location:</b>	11 Holloway, Widcombe, Bath, BA2 4PS
<b>Ward:</b> Widcombe	<b>Parish:</b> N/A <b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application
<b>Proposal:</b>	Extension of kitchen into existing balcony with provision of roof and glazing to cover balcony.
<b>Constraints:</b>	Agric Land Class 3b,4,5, Article 4, Article 4, 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>	Mrs R Simcox
<b>Expiry Date:</b>	4th August 2015
<b>Case Officer:</b>	Nicola Little

## 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 Notwithstanding the submitted details and prior to the commencement of development, samples of all external materials to be used in the construction of the extensions hereby approved shall be submitted to and approved in writing by the Local Planning Authority.

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

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

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

### PLANS LIST:

The development shall be carried out strictly in accordance with the details shown on

EXISTING BALCONY SECTION - DRAWING 5643-2015/06 - received 01 May 2015

EXISTING ELEVATION - DRAWING 5643-2015-02 - received 01 May 2015

EXISTING FIRST FLOOR PLAN - DRAWING 5643-2015-02 - received 01 May 2015

PROPOSED ELEVATION - DRAWING 5643-2005-05 A - received 10 July 2015

PROPOSED FIRST FLOOR PLAN - DRAWING 5643-2015-04 - received 01 May 2015

### DECISION TAKING STATEMENT:

In determining this application the Local Planning Authority considers it has complied with the aims of paragraphs 186 and 187 of the National Planning Framework. The Local Planning Authority acknowledges the approach outlined in paragraphs 188-192 in favour of front loading and operates a pre-application advice service. The Council publicises the pre-application service it offers however the applicant did not seek to enter into correspondence with the Local Planning Authority prior to submitting this application. The proposal was considered unacceptable for the reasons given and the applicant was advised that the application was to be recommended for refusal.

<b>Item No:</b>	09	
<b>Application No:</b>	15/01757/FUL	
<b>Site Location:</b>	Joseph House, Church Lane, Englishcombe, Bath	
<b>Ward:</b> Bathavon West	<b>Parish:</b> Englishcombe	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Erection of a wooden garden pagoda.	
<b>Constraints:</b>	Agric Land Class 1,2,3a, Conservation Area, Forest of Avon, Greenbelt, Housing Development Boundary, MOD Safeguarded Areas, SSSI - Impact Risk Zones,	
<b>Applicant:</b>	Dr William Fulton	
<b>Expiry Date:</b>	17th June 2015	
<b>Case Officer:</b>	Sasha Berezina	

## **DECISION REFUSE**

1 The proposal constitutes inappropriate development within Green Belt, which is harmful by definition. Furthermore, due to its size, bulk and location it would be harmful to the openness of the Green Belt. No very special circumstances have been demonstrated to clearly outweigh the harm, and as such the application is contrary to the National Planning Policy Framework, The Core Strategy Policy B8, and the saved policies GB.2 of the Bath and North East Local Plan, including minerals and waste policies, adopted October 2007.

## **PLANS LIST:**

22 Apr 2015 OS Extract SITE LOCATION PLAN  
22 Apr 2015 Drawing BLOCK PLAN  
19 Apr 2015 Drawing 001 POSTS PLAN  
19 Apr 2015 Drawing 002 PR'S PLAN  
19 Apr 2015 Drawing 003 JACK PLAN  
19 Apr 2015 Drawing 004 SPIRE PLAN  
19 Apr 2015 Drawing 005 ROOF PLAN  
19 Apr 2015 Drawing 007 WALLS B&D

In determining this application the Local Planning Authority considers it has complied with the aims of paragraphs 186 and 187 of the National Planning Framework. The Local Planning Authority acknowledges the approach outlined in paragraphs 188-192 in favour of front loading and operates a pre-application advice service. Notwithstanding active encouragement for pre-application dialogue the applicant did not seek to enter into correspondence with the Local Planning Authority. The proposal was considered unacceptable for the reasons given 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.

<b>Item No:</b>	10	
<b>Application No:</b>	15/00006/CONSLT	
<b>Site Location:</b>	Parcel 3100, Charlton Road, Keynsham,	
<b>Ward:</b> Keynsham South	<b>Parish:</b> Keynsham Town Council	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Consultation	
<b>Proposal:</b>	Comprehensive Masterplan and Design Principles for the proposed redevelopment of the site at Charlton Road, Keynsham pursuant to Policy KE4 of the Bath & North East Somerset Core Strategy 2014.	
<b>Constraints:</b>	,	
<b>Applicant:</b>	Bloor Homes And Persimmon Homes	
<b>Expiry Date:</b>	12th June 2015	
<b>Case Officer:</b>	Rachel Tadman	

## DECISION

Agreed by committee

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

**29th July 2015**

**DECISIONS**

<b>Item No:</b>	01	
<b>Application No:</b>	15/02435/MDOBL	
<b>Site Location:</b>	Parcel 0006, Maynard Terrace, Clutton, Bristol	
<b>Ward:</b> Clutton	<b>Parish:</b> Clutton	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Modify/Discharge a Planning Obligation	
<b>Proposal:</b>	Modification of Planning Obligation 12/01882/OUT to reduce the affordable housing provision to 33% (Erection of 36no. dwellings and associated works (revised resubmission))	
<b>Constraints:</b>	Coal - Standing Advice Area, Coal - Referral Area, Coal Vein, Cycle Route, Flood Zone 2, Flood Zone 3, Forest of Avon, Housing Development Boundary, Public Right of Way,	
<b>Applicant:</b>	Curo	
<b>Expiry Date:</b>	23rd July 2015	
<b>Case Officer:</b>	Suzanne D'Arcy	

**DECISION REFUSE**

1 It has not been adequately demonstrated that the scheme would be unviable

2 The Council is seeking to provide the level of affordable housing previously approved

<b>Item No:</b>	02	
<b>Application No:</b>	14/05836/FUL	
<b>Site Location:</b>	Land Rear Of Yearten House, Water Street, East Harptree, Bristol	
<b>Ward:</b> Mendip	<b>Parish:</b> East Harptree	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Erection of 8 dwellings and access.	
<b>Constraints:</b>	Airport Safeguarding Zones, Agric Land Class 1,2,3a, Area of Outstanding Natural Beauty, Housing Development Boundary, SSSI - Impact Risk Zones, Water Source Areas,	
<b>Applicant:</b>	John Sainesbury & Co.	
<b>Expiry Date:</b>	17th February 2015	
<b>Case Officer:</b>	Christine Moorfield	

**DECISION**

Deferred for site visit

<b>Item No:</b>	03	
<b>Application No:</b>	15/00741/MRES	
<b>Site Location:</b>	Fosseway Environment Park, Fosseway, Englishcombe, Bath	
<b>Ward:</b> Bathavon West	<b>Parish:</b> Combe Hay	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Minerals and Waste Reserved Matters App	
<b>Proposal:</b>	Approval of Reserved Matters in relation to application 14/00839/EMINW for the proposed erection of residual waste facility including a materials recovery facility, anaerobic digestion plant, reception building, weighbridge, outdoor storage areas and other ancillary development.	
<b>Constraints:</b>	Agric Land Class 1,2,3a, Forest of Avon, Greenbelt, MOD Safeguarded Areas, Regionally Important Geological Site RIG, Sites of Nature Conservation Interest, SSSI - Impact Risk Zones, Tree Preservation Order,	
<b>Applicant:</b>	Waste Recycling At Bath Ltd	
<b>Expiry Date:</b>	8th June 2015	
<b>Case Officer:</b>	Chris Herbert	

## DECISION

Go with recommendation to Approve – subject to conditions

<b>Item No:</b>	04	
<b>Application No:</b>	15/01226/FUL	
<b>Site Location:</b>	153 Newbridge Hill, Newbridge, Bath, BA1 3PX	
<b>Ward:</b> Newbridge	<b>Parish:</b> N/A	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Provision of additional 5 parking spaces at the rear of 153/155 Newbridge Hill	
<b>Constraints:</b>	Agric Land Class 3b,4,5, Article 4, Conservation Area, Forest of Avon, Hotspring Protection, MOD Safeguarded Areas, SSSI - Impact Risk Zones, World Heritage Site,	
<b>Applicant:</b>	Ms Amy Fry	
<b>Expiry Date:</b>	7th August 2015	
<b>Case Officer:</b>	Martin Almond	

## DECISION

Delegate to PERMIT

<b>Item No:</b>	05	
<b>Application No:</b>	15/01425/OUT	
<b>Site Location:</b>	Wansdyke House, Claverton Down Road, Claverton Down, Bath	
<b>Ward:</b> Bathwick	<b>Parish:</b> N/A	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Outline Application	
<b>Proposal:</b>	Outline application with all matters reserved for the erection of a new house in the rear garden of Wansdyke House. (Resubmission)	
<b>Constraints:</b>	Agric Land Class 3b,4,5, Article 4, Forest of Avon, Hotspring Protection, MOD Safeguarded Areas, SSSI - Impact Risk Zones, World Heritage Site,	
<b>Applicant:</b>	Mrs Sharon Jackson	
<b>Expiry Date:</b>	21st May 2015	
<b>Case Officer:</b>	Alice Barnes	

## **DECISION APPROVE**

1 The development hereby approved shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the latest.

Reason: As required by Section 92 of the Town and Country Planning Act (as amended), and to avoid the accumulation of unimplemented planning permissions.

2 Approval of the details of the scale, layout, appearance, landscaping and access of the site (hereinafter called the reserved matters) shall be obtained from the Local Planning Authority before any development is commenced.

Reason: This is an outline planning permission and these matters have been reserved for the subsequent approval of the Local Planning Authority under the provisions of Section 92 of the Town and Country Planning Act (as amended) and Parts 1 and 3 of the General Development Procedure Order 2015.

3 In the event that contamination is found at any time when carrying out the approved development, work must be ceased and it must be reported immediately to the Local Planning Authority. The Local Planning Authority Contaminated Land Department shall be consulted to provide advice regarding any further works required. Contamination may be indicated by soils that have unusual characteristics such as: 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.

4 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 hours of working, deliveries (including storage arrangements and timings), contractor parking, traffic management. A programme of condition surveys of the local highway network shall be included, and all damage resulting from development made good.

Reason: To ensure the safe operation and ongoing condition of the highway and in the interest of residential amenity.

5 Prior to any occupation of the dwelling a hard and soft landscape scheme shall be 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.

6 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.

7 Plans showing access, parking and turning areas shall be submitted to and approved in writing by the Local Planning Authority prior to construction of the dwelling. All areas shall be surfaced in accordance with details which shall first have been submitted to and approved in writing by the Local Planning Authority, and constructed to the satisfaction of the Local Planning Authority before the dwelling is occupied and shall not be used other than for access and parking of vehicles in connection with the development hereby permitted.

Reason: In the interests of amenity and highway safety.

8 The garaging 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.

9 No demolition or 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, alteration and creation of above and below ground services including soakaway locations and movement of people and machinery.

Reason: The method statement is required prior to development as any works undertaken could impact on trees and the method statement is required to ensure that trees to be retained are not adversely affected by the development proposals

10 No demolition or development or other operations shall take place except in complete accordance with the approved Arboricultural Method Statement unless agreed in writing by the local planning authority. A signed certificate of compliance shall be provided by the appointed arboriculturalist to the local planning authority on completion.

Reason: To ensure that the approved method statement is complied with for the duration of the development.

11 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:**

Existing location plan 01A  
Proposed location plan 01B  
Existing site plan 02  
Proposed site plan 08A

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.

**Advice Note**

The applicant is advised that the proposals should accord with the Building Regulation requirement for refuse collection and emergency vehicle access. It is recommended that Parts B and H of the current Building Regulations documents are reviewed.

<b>Item No:</b>	06
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<b>Application No:</b>	15/01872/FUL
<b>Site Location:</b>	10 Grove Street, Bathwick, Bath, BA2 6PJ
<b>Ward:</b> Abbey	<b>Parish:</b> N/A <b>LB Grade:</b> II
<b>Application Type:</b>	Full Application
<b>Proposal:</b>	Change of use from 4no student flats to 4no cohesive self-contained residential flats, openings in existing partition walls, additions of new doors and creation of en-suite shower rooms.
<b>Constraints:</b>	Agric Land Class 3b,4,5, Article 4, Conservation Area, Flood Zone 2, Flood Zone 3, Forest of Avon, Hotspring Protection, Listed Building, MOD Safeguarded Areas, SSSI - Impact Risk Zones, World Heritage Site,
<b>Applicant:</b>	Mr Tony Merkin
<b>Expiry Date:</b>	30th July 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 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 drawings 5619-2015-1 and 5619-2015-11 received on 27th April 2015 and proposed first floor plan, proposed second floor plan and proposed front elevation received on 6th July 2015.

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>	07
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<b>Application No:</b>	15/01873/LBA
<b>Site Location:</b>	10 Grove Street, Bathwick, Bath, BA2 6PJ
<b>Ward:</b> Abbey	<b>Parish:</b> N/A <b>LB Grade:</b> II
<b>Application Type:</b>	Listed Building Consent (Alts/exts)
<b>Proposal:</b>	Internal alterations for the creation of 2no cohesive self-contained residential flats and openings in existing partition walls, additions of new doors and creation of en-suite shower rooms.
<b>Constraints:</b>	Agric Land Class 3b,4,5, Article 4, Conservation Area, Flood Zone 2, Flood Zone 3, Forest of Avon, Hotspring Protection, Listed Building, MOD Safeguarded Areas, SSSI - Impact Risk Zones, World Heritage Site,
<b>Applicant:</b>	Mr Tony Merkin
<b>Expiry Date:</b>	30th July 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 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 drawings 5619-2015-1 and 5619-2015-11 received on 27th April 2015 and proposed first floor plan, proposed second floor plan and proposed front elevation received on 6th July 2015.

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>	08
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<b>Application No:</b>	15/01996/FUL
<b>Site Location:</b>	11 Holloway, Widcombe, Bath, BA2 4PS
<b>Ward:</b> Widcombe	<b>Parish:</b> N/A <b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application
<b>Proposal:</b>	Extension of kitchen into existing balcony with provision of roof and glazing to cover balcony.
<b>Constraints:</b>	Agric Land Class 3b,4,5, Article 4, Article 4, 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>	Mrs R Simcox
<b>Expiry Date:</b>	4th August 2015
<b>Case Officer:</b>	Nicola Little

## 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 Notwithstanding the submitted details and prior to the commencement of development, samples of all external materials to be used in the construction of the extensions hereby approved shall be submitted to and approved in writing by the Local Planning Authority.

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

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

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

### PLANS LIST:

The development shall be carried out strictly in accordance with the details shown on

EXISTING BALCONY SECTION - DRAWING 5643-2015/06 - received 01 May 2015

EXISTING ELEVATION - DRAWING 5643-2015-02 - received 01 May 2015

EXISTING FIRST FLOOR PLAN - DRAWING 5643-2015-02 - received 01 May 2015

PROPOSED ELEVATION - DRAWING 5643-2005-05 A - received 10 July 2015

PROPOSED FIRST FLOOR PLAN - DRAWING 5643-2015-04 - received 01 May 2015

### DECISION TAKING STATEMENT:

In determining this application the Local Planning Authority considers it has complied with the aims of paragraphs 186 and 187 of the National Planning Framework. The Local Planning Authority acknowledges the approach outlined in paragraphs 188-192 in favour of front loading and operates a pre-application advice service. The Council publicises the pre-application service it offers however the applicant did not seek to enter into correspondence with the Local Planning Authority prior to submitting this application. The proposal was considered unacceptable for the reasons given and the applicant was advised that the application was to be recommended for refusal.

<b>Item No:</b>	09
<b>Application No:</b>	15/01757/FUL
<b>Site Location:</b>	Joseph House, Church Lane, Englishcombe, Bath
<b>Ward:</b> Bathavon West	<b>Parish:</b> Englishcombe <b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application
<b>Proposal:</b>	Erection of a wooden garden pagoda.
<b>Constraints:</b>	Agric Land Class 1,2,3a, Conservation Area, Forest of Avon, Greenbelt, Housing Development Boundary, MOD Safeguarded Areas, SSSI - Impact Risk Zones,
<b>Applicant:</b>	Dr William Fulton
<b>Expiry Date:</b>	17th June 2015
<b>Case Officer:</b>	Sasha Berezina

## DECISION REFUSE

1 The proposal constitutes inappropriate development within Green Belt, which is harmful by definition. Furthermore, due to its size, bulk and location it would be harmful to the openness of the Green Belt. No very special circumstances have been demonstrated to clearly outweigh the harm, and as such the application is contrary to the National Planning Policy Framework, The Core Strategy Policy B8, and the saved policies GB.2 of the Bath and North East Local Plan, including minerals and waste policies, adopted October 2007.

## PLANS LIST:

22 Apr 2015 OS Extract SITE LOCATION PLAN  
 22 Apr 2015 Drawing BLOCK PLAN  
 19 Apr 2015 Drawing 001 POSTS PLAN  
 19 Apr 2015 Drawing 002 PR'S PLAN  
 19 Apr 2015 Drawing 003 JACK PLAN  
 19 Apr 2015 Drawing 004 SPIRE PLAN  
 19 Apr 2015 Drawing 005 ROOF PLAN  
 19 Apr 2015 Drawing 007 WALLS B&D

In determining this application the Local Planning Authority considers it has complied with the aims of paragraphs 186 and 187 of the National Planning Framework. The Local Planning Authority acknowledges the approach outlined in paragraphs 188-192 in favour of front loading and operates a pre-application advice service. Notwithstanding active encouragement for pre-application dialogue the applicant did not seek to enter into correspondence with the Local Planning Authority. The proposal was considered unacceptable for the reasons given 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.

<b>Item No:</b>	10	
<b>Application No:</b>	15/00006/CONSLT	
<b>Site Location:</b>	Parcel 3100, Charlton Road, Keynsham,	
<b>Ward:</b> Keynsham South	<b>Parish:</b> Keynsham Town Council	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Consultation	
<b>Proposal:</b>	Comprehensive Masterplan and Design Principles for the proposed redevelopment of the site at Charlton Road, Keynsham pursuant to Policy KE4 of the Bath & North East Somerset Core Strategy 2014.	
<b>Constraints:</b>	,	
<b>Applicant:</b>	Bloor Homes And Persimmon Homes	
<b>Expiry Date:</b>	12th June 2015	
<b>Case Officer:</b>	Rachel Tadman	

## DECISION

Agreed by committee

## UPDATE REPORT

### ITEM NUMBER 10

#### REPORT ON THE MASTERPLAN IN ACCORDANCE WITH POLICY KE4 OF THE CORE STRATEGY

Parcel 3100 Charlton Road, Keynsham, Bristol

Planning ref: 15/00006/CONSLT

#### CONSULTATIONS AND REPRESENTATIONS:

Compton Dando Parish Council:

The council is very concerned about the road junctions and the possible 'rat run' through Redlynch Lane, which is bad enough already. The council also requests that the current statement that the 3 storey buildings are not to be put on the edge of the development but kept to a more central location, are adhered to.

#### OFFICER COMMENTS:

Whilst the comments from Compton Parish Council regarding highway safety are noted, such concerns will be dealt with at the detailed planning application stage. Furthermore with regard to building heights, the submitted Masterplan confirms that, in line with Policy KE4 of the Core Strategy, the proposed dwellings will be limited to 2/2.5 storeys, at this point 3 storey buildings are not proposed.

#### RECOMMENDATION:

The published Committee report asks that Members of the Development Management Committee note the submitted Masterplan.

As Policy KE4 of the Core Strategy requires the Council to 'agree' the Masterplan it is proposed that the recommendation is amended to read:

That Members of the Development Management Committee agree the submitted Masterplan.

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