

## **DEVELOPMENT MANAGEMENT COMMITTEE**

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

Wednesday, 26th August, 2015, 2.00pm

Councillor Rob Appleyard	- 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 Jasper Martin Becker)	- Bath & North East Somerset
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

Also attending:

Councillors Emma Dixon, Charles Gerrish, Shaun McGall, Will Sandry and Tim Warren

#### **36 EMERGENCY EVACUATION PROCEDURE**

The Senior Democratic Services Officer read out the procedure

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

A Vice Chairman was not required

#### **38 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

There was an apology for absence from Councillor Jasper Becker whose substitute was Councillor Donal Hassett. There was also an apology from Councillor Matthew Davies.

#### **39 DECLARATIONS OF INTEREST**

Councillor Paul Crossley declared a non-pecuniary interest in the planning application at the former GWR Railway Line, Frome Road, Radstock (Item 1, Report 10) as there may be a public perception that he was not open-minded about the application from his past involvement in the site's regeneration, and he would therefore leave the meeting for its consideration. Councillor Rob Appleyard declared a disclosable pecuniary interest in the same application as he is a Director of Curo and the road would affect the development on which Curo has an affordable housing interest – he would therefore leave the meeting for its consideration. Councillor Eleanor Jackson declared an interest in the same application as she is a Governor of St Nicholas Primary School which would benefit from the scheme. The applicants had also provided funding for Radstock in Bloom. Therefore, after making statements on behalf of the Meadow View Residents Action Group and Westfield

Parish Council, she would leave the meeting for its consideration.

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

There were no items of urgent business. However, the Chairman stated that she may be able to provide some feedback at the next meeting on the possibility of these meetings being webcasted.

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

The Senior Democratic Services Officer informed the meeting that there were (i) no members of the public etc. wishing to make statements items other than on planning applications; and (ii) a number of people wishing to speak on applications and that they would be able to do so when reaching their respective items in Reports 9 and 10

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

There was none

43 **MINUTES: 29TH JULY 2015**

The Minutes of the previous meeting held on 29<sup>th</sup> July 2015 were approved as a correct record and were signed by the Chairman, subject to, in the 4<sup>th</sup> paragraph of Minute 33 on Page 12 regarding the Maynard Terrace application, the words " .... still in question ...." being amended to read " .... still available ....".

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

The Committee considered

- The report of the Group Manager – Development Management on a planning application on land at the rear of Yearten House, Water Street, East Harptree
- An Update Report by the Group Manager on this application, a copy of which is attached as *Appendix 1* to these Minutes
- Oral statements by members of the public etc., a copy of the Speakers List being attached as *Appendix 2* to these Minutes

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

**Land at the 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 completion of the Agreement, authorise the Group Manager to grant permission subject to various conditions. She reported the receipt of 3 further representations with photographs and on an amendment to the Plan Nos at the end of the recommendation. The Update Report provided further information on the accuracy of the plans, affordable housing and updated information in respect of the badger sett.

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.

Members asked questions for clarification. Councillor Les Kew opened the debate. He considered that this was a reasonable development with a mix of housing to accommodate families and young people – it was well located in the centre of the village and the site was within the housing development boundary. He therefore moved the Officer recommendation which was seconded by Councillor Rob Appleyard.

Members debated the motion. In response to a query about access and parking, the Team Manager stated that it was adopted highway and therefore need not be subject to a condition restricting parking.

The motion was put to the vote and was carried, 7 voting in favour and 1 against with 1 abstention.

#### 45 **MAIN 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 planning applications
- An Update Report by the Group Manager on Item Nos. 3, 4 and 8, a copy of which is attached as *Appendix 1* to these Minutes
- Oral statements by members of the public etc. on Item Nos. 1-8, 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 4* to these Minutes

**Item 1 Former GWR Railway Line, Frome Road, Radstock – Approval of reserved matters with regard to outline application 13/02436/EOUT for the construction of a road on Area 3 of the development site** – The Case Officer reported on this application and her recommendation to grant permission subject to conditions.

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

Councillor Bryan Organ opened the debate. He considered that this was an acceptable scheme which related to the road layout and therefore moved the Officer recommendation to grant permission subject to conditions which was seconded by Councillor Les Kew.

After a brief discussion, the Chairman put the motion to the vote which was carried unanimously.

(Note: Councillors Rob Appleyard, Paul Crossley and Eleanor Jackson were not present for discussion and voting on this application in view of their interests

declared earlier in the meeting)

**Item 2 Parcel 6781 Cobblers Way, Westfield, Radstock – Outline planning application (all matters reserved aside from access) seeking permission for 81 residential dwellings and associated works on land at the former St Peter’s Factory, Cobblers Way** – The Case Officer reported on this application and her recommendation to authorise the Group Manager, in consultation with the Head of Legal and Democratic Services, to enter into a S106 Agreement covering the issues of highways, affordable housing, open space and landscape, cycle path and economic development; and (B) upon completion of the Agreement, authorise the Group Manager to grant permission subject to conditions.

The applicants’ Agent made a statement in favour of the proposal.

Councillor Eleanor Jackson opened the discussion as Ward Member on the Committee. She stated that there was already dense housing development with little facilities or infrastructure. The feeling of residents of Lincombe Road and Waterford Park was very strong in that it was too urban and out of character with surrounding development. It was a mixed development area and more employment opportunities were required. There were a number of objections to the scheme, namely, the site was outside the housing development boundary; although this site was in the SHLAA, many such sites were unsuitable in planning policy terms; ecological impact; the need for more employment sites; and the development was contrary to Policy SV1 Somer Valley Spatial Strategy as it was too prominent in the landscape when viewed from Haydon. On this basis she moved that permission be refused which was not seconded.

Councillor Les Kew considered that this was a sustainable urban area with an established infrastructure. The site formed part of the Council’s 5 year supply of housing as documented in the SHLAA. There was still a housing shortage and this scheme met all the criteria. He therefore moved approval of the Officer recommendation which was seconded by Councillor Rob Appleyard.

Members briefly debated the motion. It was generally felt that this was a good scheme in the right area with good access and infrastructure. It included 30% affordable housing. In response to a Member’s query, the Team Manager gave reasons why it complied with Policy SV1 of the Core Strategy.

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

**Item 3 No 43 Upper Oldfield Park, Bath – Erection of 14 residential apartments with parking and shared grounds (Revised proposal) (Retrospective)** – The Planning Officer reported on this application and the Case Officer’s recommendation to authorise the Head of Legal and Democratic Services to enter into a S106 Agreement to secure provision of a parking space for the local car share club and membership of the aforementioned club for future residents on a lifetime basis at a ratio of 2 memberships per flat; and (B) subject to completion of the Agreement, authorise the Group Manager to grant permission subject to conditions. The Update Report provided further information on local representations, the consultation period and the S106 Document.

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

Councillor Shaun McGall made a statement as the Ward Councillor for the adjoining Ward of Oldfield. Councillor Paul Crossley made a statement on behalf of Councillor Will Sandry, the other Ward Councillor for Oldfield, who had difficulty in attending the meeting.

The Chair read out a statement provided by Councillor Patrick Anketell-Jones, Cabinet Member for Economic Development, who supported the application. Councillor Will Sandry then attended the meeting and made a statement against the proposal.

Members asked questions for clarification to which Officers responded. Councillor Rob Appleyard opened the debate. He considered that the applicants had proceeded with the development in the knowledge that it was not in accordance with the approved plans and were now seeking permission for revised plans to avoid the appeal process. The integrity of the planning process and Committee was at stake. There was also a concern regarding disposal of waste. He therefore moved that the application be refused permission which was seconded by Councillor Caroline Roberts. The Team Manager – Development Management stated that, whilst the development was a retrospective application and the development was the subject of an enforcement notice stayed pending an appeal, this was not a reason to refuse permission. The application had to be assessed on its own merits and considered whether acceptable. The Planning Officer stated that the revisions had overcome the issues raised by Members at a previous meeting.

Members debated the motion. Councillor Eleanor Jackson felt that the reasons for refusing permission could be the height, bulk and design as referred to on page 111 of the Officer's report. The appearance of the building would tone down but it still dominated the area and impacted on the World Heritage site. Councillor Les Kew stated that this had to be considered as a new application without any planning history. He considered that it would be likely to be approved if viewed as a fresh application. The building would tone down later. The mover and seconder decided, with advice from the Team Manager, that the reasons for refusal would be very similar to those set out on page 111 of the report, namely, that the development, by reason of its excessive height, bulk and inappropriate design, incorporating large side wings at fourth floor level, a predominance of flat roofed elements and a cluttered roof, is incongruous in this prominent location and out of character within its prevailing context. The development is harmful to the character and appearance of the street scene, part of the Bath Conservation Area and to the setting of the wider World Heritage site. The development is contrary to Policies BH6, D2 and D4 of the Bath and North East Somerset Local Plan (including minerals and waste policies) 2007, which are saved policies, contrary to Policies B4 and CP6 of the Bath and North East Somerset Core Strategy 2014 and contrary to the National Planning Policy Framework.

The Chair put the motion to the vote. Voting: 4 in favour and 5 against. Motion lost.

Councillor Les Kew therefore moved the Officer recommendation. He considered that this was an iconic building which was not out of keeping, and was in proportion, with surrounding development and could provide homes for 14 families. The issue of waste was covered in the Update Report. The motion was seconded by Councillor Donal Hassett. Councillor Paul Crossley considered that, if this was a fresh application, the Committee would refuse it. He felt that the scheme could be revised

with stepping down to reduce the impact. The Team Manager gave advice regarding the timing of conditions if the permission were to be granted. The motion was put to the vote. Voting: 4 in favour and 5 against. Motion lost.

Councillor Bryan Organ therefore moved that the application be deferred to the next meeting for clarification and a legal ruling on the next step in the process. The motion was seconded by Councillor Eleanor Jackson. The motion was put to the vote and was carried unanimously.

(Note: After this decision at 4pm, there was a 10 minute natural break)

**Item 4 Rough ground and buildings, Queen Charlton Lane, Queen Charlton – Change of use of land to private gypsy and traveller caravan site (Retrospective)(Resubmission of 13/02781/FUL)** – The Case Officer reported on this application and his recommendation to refuse permission. He referred to an error in the report regarding the date of adoption of the DPD which should read February 2017. There were personal circumstances of the applicant and her family but the recommendation was based on good planning reasons and policies.

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

Members considered the application. Councillor Bryan Organ agreed with the Officer and therefore moved approval of the Officer recommendation which was seconded by Councillor Les Kew.

Members debated the motion. Councillor Paul Crossley referred to the changes that had taken place in the area with large housing developments being built. There were also special circumstances to consider as regards the wellbeing of the family. He would vote against the motion. Councillor Eleanor Jackson voiced her concern at the motion to refuse. She made reference to an applicant with special needs being given permission for a dwelling along the canal at Bathampton. A 5 year personal permission could be given in view of the special circumstances for this one family. The new travellers' site at Twerton would not be best suited for the applicant. The Chairman as Ward Member knew the site and the previous planning history and considered that little had changed to make the scheme more acceptable.

The motion to refuse permission was then put to the vote. Voting: 4 in favour and 4 against with 1 abstention. The Chairman then used her second and casting vote in favour of the motion. The voting was therefore 5 in favour and 4 against. Motion carried.

(Note: After this decision, as he could no longer attend the meeting and with the permission of the Chairman, Councillor Charles Gerrish made a statement in support of the application at No 1 Back Lane, Keynsham - Item 7 on the Report)

**Items 5&6 Nos 582 Bath Road, Saltford – (1) External alterations to include a one and a half storey rear extension to house and alterations and extension to outbuilding (Ref 15/02042/LBA); and (2) erection of one and a half storey extension and alterations and extension to outbuildings (Ref 15/02041/FUL)** – The Planning Officer reported on these applications and her recommendations to refuse consent/permission.

The applicant and his Agent spoke in favour of the applications. The Ward Councillor Emma Dixon made a statement in support of the proposal.

Councillor Rob Appleyard opened the debate. He considered that the front of the property would not be affected and that the applicants should be allowed to increase the inhabitable space at the rear to make the property fit for purpose for a family. He therefore moved that the Officer recommendations be overturned and that consent/permission be granted subject to conditions. The motions were seconded by Councillor Caroline Roberts as she considered that the rear extensions could not be seen from the road and would not affect the Conservation Area.

Members debated the motions. It was generally felt that the proposed development would enhance the appearance of the host building and still be subservient to it. It was an imaginative solution which would help to preserve this listed building and provide good family accommodation. The Team Manager clarified that the building was not within the Green Belt and that any permission should be delegated to Officers to add appropriate conditions. This was agreed by the mover and seconder.

The motions were put to the vote based on these reasons. The voting was unanimously in favour on both applications. Motions carried.

**Item 7 No 1 Back Lane, Keynsham – Erection of a timber shed and willow hurdle privacy screening (Retrospective)** – The Case Officer reported on the application and her recommendation to refuse permission.

The applicant made a statement in favour of the proposal.

Members considered the application and statements made by the applicant and, earlier, by the Ward Councillor. Councillor Bryan Organ stated that he could see no reason why permission should be withheld as he considered that it was not noticeable by the public from the road and the hedge/bushes would eventually screen it anyway. He therefore moved that the Officer recommendation be overturned and that the Officer be authorised to grant permission. The motion was seconded by Councillor Les Kew.

Members debated the motion. The issue of the building now being for residential use instead of a school and the listed status of the building were discussed. The Team Manager – Development Management stated that conditions would need to be added including retention of the hedge and therefore any permission should be delegated to Officers. This was accepted by the mover and seconder. It was generally considered that there was no harm to the setting of the listed building or to the Conservation Area. On this basis, the motion was put to the vote and was carried, the voting being unanimously in favour.

**Item 8 Rectory Lodge, Old Bath Road, Combe Hay – Erection of 2 bedroom single storey side extension and single storey extension to bedroom 3 and hall; and single storey infill side extension to link reception to existing garage (Revised proposal)** – The Case Officer reported on this application and his recommendation to refuse permission.

The applicant made a statement supporting the proposal. Members asked questions for clarification to which Officers responded.

The Ward Member on the Committee, Councillor David Veale, stated that this was a small building which was not visible and built into a bank. It could provide small but reasonable sized residential accommodation in a small village with predominantly large houses. He therefore moved that the Officer recommendation be overturned and permission granted. The motion was seconded by Councillor Paul Crossley who considered that the building was undergoing change and could accommodate a small family. The shed would be removed (as indicated by the applicant) which would improve the appearance.

Members debated the motion. There were opposing views in that some Members felt that this was a large extension within the Green Belt with no special circumstances provided. The Team Manager – Development Management stated that the fact that there was no harm to the Conservation Area was not the primary issue. This was a large extension which by definition was harmful to the Green Belt. Very special circumstances had not been provided. There was some further discussion regarding the size of the building and the “listing”.

The Team Manager advised that the motion would need to be amended to authorise the Officers to grant permission subject to appropriate conditions including materials and removal of the shed. The reasons for overturning the recommendation were that the building would be preserved and provide reasonable residential accommodation for a family for use to modern day standards and that the proposed extensions and the removal of the shed would preserve and enhance the character and appearance of the Conservation Area. The mover and seconder accepted these amendments.

The motion was then put to the vote. Voting: 5 in favour and 4 against. Motion carried.

**Item 9 No 105 Midford Road, Combe Down, Bath – Increase the height of the current roof in order to use the loft space for storage; and provision of 3 velux roof lights** – The Case Officer reported on the application and his recommendation to grant permission subject to conditions.

The Committee considered the application. Councillor Les Kew considered that this was an acceptable scheme and moved the Officer recommendation which was seconded by Councillor Bryan Organ.

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

#### 46 **QUARTERLY PERFORMANCE REPORT - APRIL TO JUNE 2015**

The Committee considered the quarterly performance report which provided Members with performance information across a range of activities within the Development Management function for the period April to June 2015.

Councillor Eleanor Jackson congratulated the Planning Officers on winning the RTPI Planning Excellence Award for Excellence in Decision Making. Members discussed aspects of the report relating to S106 Agreement figures presentation, Chair Referrals and Enforcement Investigations. A request was made that the S106 Agreement figures should include an annual running total.



The report was noted.

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

The Committee considered the report on Planning Appeals. The Team Manager – Development Management reported that the appeal at Temple Inn Lane, Temple Cloud, had been allowed after a 3 day public Inquiry and the appellant’s costs of the proceedings awarded against the Council. There was a query regarding subsequent action when an appeal had been dismissed. The Team Manager responded that enforcement proceedings would be formulated and a report submitted to Committee for authorisation if necessary. It was considered useful to let the Ward Members know of impending enforcement action.

After a short discussion on appeal decisions, the report was noted.

The meeting ended at 6.00pm

Chair .....

Date Confirmed and Signed .....

**Prepared by Democratic Services**

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**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>
001	14/05836/FUL	Land rear of Yearten House Water Street East Harptree

**Accuracy of plans**

At the committees site visit concern was raised in respect of the accuracy of the roof plan of Yearten House. The importance of this, being the relationship of the heights of the new dwellings in relation to existing dwellings.

The agent has confirmed that the ridge height of Yearten House is 126.02, as based on the topographic survey conducted on the site. The Section X-X on the plans shows the correct ridge height.

Therefore it is confirmed that the ridgeline of the proposed new dwelling on plot 4 is 1.25m above the ridgeline of Yearten House.

The plans as submitted are correct in respect of the ridgeline heights.

**Affordable housing**

In the light of the change in affordable housing provision in relation to small sites discussions have taken place with the agent who has confirmed that their client is content to offer the 2-bedroom house on this site as a discounted market unit, with the full details of this to be agreed through S106 negotiations.

This provision is in line with the requirements of the Councils Housing Officer.

**Updated information in respect of the badger sett.**

The applicants ecological consultants, Clarkson Woods, have been out on site on two separate occasions in the past fortnight and have confirmed that their evidence strongly suggests that the badger sett is subsidiary, not a main sett. Their work has included placing cameras and sand pads on-site, which have picked up no badger activity. They are conducting one further visit this week, and the outcome of this will be reported verbally if there is any change to this assessment.

The Councils Ecologist has recommended a condition in this respect and it is considered appropriate for the condition to be retained.

<b>Item No.</b>	<b>Application No.</b>	<b>Address</b>
03	15/02931/FUL	43 Upper Oldfield Park Oldfield Park Bath

### **Local Representations**

Additional letters of representation have been received since publishing the main report: 27 additional letters of objection, 57 additional letters of support. In total there are now 29 letters of objection to this application and 82 letters of support.

Officers have considered the contents of all the representation and are of the view that the issues are already satisfactorily covered within the main report.

The salient points of objection are summarised as follows (note that full copies of all objections are retained on the public file):

- No material change to the overall scale and bulk
- The oversized roof form with various extrusions remain, and which do not represent a high quality design
- The scheme remains incongruous and harmful to the Conservation Area
- No affordable housing
- Non-conformity to the original plans
- Size of the windows causing reflection into the houses on Junction Road
- Committee report was published before the consultation period had expired.

The salient points of support are summarised as follows (note that full copies of all objections are retained on the public file):

- The building fits well in the street, Conservation Area and World Heritage Site.
- Improves the area.
- Design is a realistic, modern interpretation of local architecture

- Its form and proportions is a 21st Century version of the neighbouring Victorian buildings.
- Provision of much needed housing.
- It sits sympathetically with the neighbouring buildings.
- The loss of 14 new homes is unacceptable given it is a brownfield site and in line with the Core Strategy.

### **Consultation Period**

Comments/criticism has been received in respect of the 'consultation period' and the date on which the Case Officer's committee report was published. To clarify any confusion, this application has been subject to two periods of consultation, the first being the statutory consultation period, the second being the publication of the departure notice. The application has been considered in accordance with the provisions of The Town and Country Planning (Development Management Procedure) (England) Order 2015, the Committee report was published on the 18<sup>th</sup> August after the expiration of the Statutory Consultation Period which was on the 3<sup>rd</sup> August.

The lack of affordable housing provision/contributions for reasons of viability make the application contrary to Policy CP9 of the Core Strategy and therefore the application has been advertised as a departure in line with the statutory requirements set out in the Development Management Procedure Order. The consultation period for the departure notice expired on the 20<sup>th</sup> August, additional comments have been received and considered however these do not alter the recommendation presented in the main report.

The statutory requirements of the Development Management Procedure Order mean that a decision cannot be issued until all consultation periods have passed, in this instance the consultation periods have now ended and the Committee is in a position whereby a decision can be made.

### **S106 Document**

A draft Section 106 Unilateral Undertaking to secure the City Car Club parking provision has been prepared. Subject to the outcome of the Committee meeting and subject to any further comment from officers and the applicant the Undertaking could be completed.

<b>Item No.</b>	<b>Application No.</b>	<b>Address</b>
04	14/01379/FUL	Rough Ground And Buildings, Queen Charlton Lane, Queen Charlton

### **SUMMARY OF CONSULTATIONS/REPRESENTATIONS**

One additional letter of objection has been received since the Committee report was published. This letter raises no new issues.

7 Letters of objection have now been received in total.

<b>Item No.</b>	<b>Application No.</b>	<b>Address</b>
08	15/02830/FUL	Rectory Lodge, Old Bath Road, Combe Hay, Bath, Bath And North East Somerset

### **SUMMARY OF CONSULTATIONS/REPRESENTATIONS**

The following comments have been received from Combe Hay Parish Council since the Committee Report was published:

*Combe Hay Parish Council at its meeting on 13 August resolved to support the application, which appears identical to the previous application, which it also supported. It recommended that the application be considered by the Development Management Committee and is now pleased to note that this will happen.*

**SPEAKERS LIST  
BATH AND NORTH EAST SOMERSET COUNCIL  
MEMBERS OF THE PUBLIC ETC WHO MADE A STATEMENT AT THE  
MEETING OF THE DEVELOPMENT MANAGEMENT COMMITTEE ON  
WEDNESDAY 26<sup>TH</sup> AUGUST 2015**

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

<b>SITE/REPORT</b>	<b>NAME/REPRESENTING</b>	<b>FOR/AGAINST</b>
<b>SITE VISIT REPORT 9</b>		
Land rear of Yearten House, Water Street, East Harptree (Pages 49-75)	Chris Billinghamurst	Against
	Megan Rossiter, Tetlow King (Applicants' Agents)	For
<b>MAIN LIST REPORT 10</b>		
Former GWR Railway Line, Frome Road, Radstock (Item 1, Pages 80-88)	Councillor Eleanor Jackson (Westfield Parish Council)	Against
	Eleanor Jackson (Meadow View Residents Action Group)	For
	Tim Smale, Linden Homes (Applicants) <u>AND</u> Kate Le Grice Mack, Chair, NRR	For – To share 3 minutes
Parcel 6781 Cobblers Way, Westfield, Radstock (Item 2, Pages 88-108)	Matthew Halstead, Alder King (Applicants' Agents)	For
43 Upper Oldfield Park, Bath (Item 3, Pages 108-129)	Caroline Kay, Chief Executive, Bath Preservation Trust	Against
	Margaret Favager (Applicant)	For
Rough ground and buildings, Queen Charlton Lane, Queen Charlton (Item 4, Pages 130-144)	Philippa Paget, Compton Dando Parish Council	Against
	Kathleen O'Connor (Applicant) <u>AND</u> Dennis Griffiths	For – To share 3 minutes
582 Bath Road, Saltford (Items 5&6, Pages 145-154)	John White (Applicant's Agent) <u>AND</u> Lister Metcalfe (Applicant)	For – To share 6 minutes
1 Back Lane, Keynsham (Item 7, Pages 155-159)	Keith Poulter (Applicant)	For
Rectory Lodge, Old Bath Road, Combe Hay (Item 8, Pages 159-164)	Trevor Osborne (Applicant)	For

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

**26th August 2015**

**DECISIONS**

<b>Item No:</b>	001	
<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** Delegate to PERMIT. Pending Legal agreement.

0 A) Authorise the Head of Legal and Democratic Services to enter into a Section 106 Agreement to secure the following :-

- i) The provision and maintenance of the public footpath and the provision of a pavement at the front of Yearten House.
- ii) Provision and maintenance of the public open space and ecological corridors
- iii) Provisin of a management company to ensure the maintenance and protection of the landscaped areas in perpetuity..
- iv) Provision of affordable housing

B) Subject to the completion of (A) authorise the Group Manager - Development Management to PERMIT the development with the following conditions;-

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.

3 3-The areas allocated for parking on the submitted plan shall be kept clear of obstruction and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

REASON -To ensure that adequate parking provision is provided and retained within the development.

4 Prior to the commencement of development details to include elevations and sections through the means of pedestrian access to the site from Middle Lane shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the access shall be constructed and retained in accordance with the approved plans.

Reason The applicants have chosen not to submit full details in respect of this access which is an integral part of the scheme and given its location within the village its appearance and construction will require full consideration in the interest of ensuring that the access is appropriate in terms of appearance and layout.

5 The proposed roads, including footpaths and turning spaces where applicable, shall be constructed in such a manner as to ensure that each dwelling before it is occupied shall be served by a properly bound and compacted footpath and carriageway to at least base course level between the dwelling and existing highway.

Reason To ensure that the development is served by adequate parking spaces for residents at all times.

6 No development shall commence 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 first been submitted to and approved in writing by the Local Planning Authority. The programme of archaeological work should provide a field evaluation of the site to determine date, extent, and significance of any archaeological deposits or features, and shall be carried out by a competent person and completed in accordance with the approved written scheme of investigation.

Reason: The site is within an area of potential archaeological interest and the Council will wish to evaluate the significance and extent of any archaeological remains before work commences.

7 No development shall commence until the applicant, or their agents or successors in title, has presented the results of the archaeological field evaluation to the Local Planning Authority, and has secured the implementation of a subsequent programme of archaeological work in accordance with a written scheme of investigation which has first been agreed and approved in writing by the Local Planning Authority. The agreed programme of archaeological work shall be carried out by a competent person and completed in accordance with the approved written scheme of investigation.

Reason: The site is within an area of potential archaeological interest and the Council will wish record and protect any archaeological remains.

8 The development shall not be brought into use or occupied until the applicant, or their agents or successors in title, has secured the implementation of a programme of post-excavation analysis in accordance with a publication plan which has been submitted to and approved in writing by the Local Planning Authority. The programme of post-excavation analysis shall be carried out by a competent person(s) and completed in accordance with the approved publication plan, or as otherwise agreed in writing with the Local Planning Authority.

Reason: The site may produce significant archaeological findings and the Council will wish to publish or otherwise disseminate the results.

9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows, roof lights or openings, other than those shown on the plans hereby approved, shall be formed on the dwellings shown on plots 1, 3, 4, 5, 6 and 7 at any time unless a further planning permission has been granted.

Reason: Given the proximity of the new dwellings to the existing dwellings the creation of additional windows, roof lights and/or openings could impact on the amenities of adjoining occupiers from overlooking and loss of privacy.

10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no extension, external alteration or enlargement of the dwellings shown on plots 4, 5, 6, 7 and 8 hereby approved shall be carried out unless a further planning permission has been granted by the Local Planning Authority.

Reason: Due to the AONB location of this site and the relationship of the approved dwellings to adjacent existing dwellings any further extensions require detailed consideration by the Local Planning Authority to safeguard the amenities of the surrounding property and the visual amenity of the area.

11 The proposed first floor windows in the west elevation of the proposed dwellings on plot 1 and the proposed first floor windows in the east elevation of the proposed dwellings on plot 3 shall be glazed with obscure glass prior to the first occupation of this dwelling and permanently retained as such.

Reason: To safeguard the amenities of adjoining occupiers from overlooking and loss of privacy.

12 No part of the development shall be occupied or brought into use until a Scheme for the identification of landscaped and protected areas including the establishment of an exclusion zone around the sett(s) from which all building, engineering and other operations and personnel working on the site shall be excluded, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved Scheme or any amendment to the Scheme as approved in writing by the Local Planning Authority.

Reason: To protect badgers and badger activity from any construction works within the site.

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

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

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

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

15 Prior to the commencement of development, a detailed drainage strategy must be submitted to and approved by the Local Planning Authority. The drainage strategy should include the following items:

Agreement of points of connection and 'in principal' adoption of proposed surface water sewer with the Water Company (Wessex Water). This should be provided in writing.

Runoff volume estimates for the 1in100 year 6 hour event for both greenfield and post development conditions. The difference in these volumes to be held in long term storage and released at a rate that is the greater of QBAR or 2l/s/ha.

Simulations demonstrating that there will be no flooding of any part of site for the critical 1in30 rainfall event. These simulations should be submitted as an electronic Micro Drainage file (.mdx file).

Simulations demonstrating that there will be no flooding of any building or utility plant for the 1in100+climate change rainfall event. These simulations can be submitted as an electronic Micro Drainage file (.mdx file).

an indication of exceedance routes for any flood flows above the critical event

a detailed design drawing of the drainage network including flow control and attenuation structures

a drawing showing the proposed outfall structure

details of the long-term ownership of the drainage system together with any long-term maintenance requirements.

This strategy must indicate who will be responsible for the on-going maintenance of the permeable paving for the main access road. A maintenance regime for the permeable paving and any other important flow control (Hydrobrake chamber) or attenuation structures should be provided.

Reason: The information does not provide adequate details in relation to the above matters and therefore these will require full consideration prior to the development commencing to ensure there will not be any drainage problems within the locality as a result of this proposal.

16 Prior to the commencement of development, details of a Scheme to mitigate and compensate for impacts on badgers and on the badger sett at the site, and to prevent harm to badgers during works, shall be submitted to and approved in writing by the Local Planning Authority. This shall include:

i. findings of the most recent update survey and assessment, carried out during the active season

ii. provision of all necessary mitigation measures, to include, as applicable, mapped habitat areas, orchard planting and badger runs; provision of an artificial sett, if applicable; all measures to be in accordance with the recommendations of the approved ecological reports and findings of further survey.

iii. All measures to be incorporated into the scheme and shown on all relevant plans and drawings including the layout plan and landscape design iv. Full method statement and proposed timing of works for sett closure as applicable and copy of licence application as applicable;

v. full details of all necessary measures, exclusion zones and protective fencing as applicable to prevent harm to badgers during site clearance and construction

vi. proposed long term management objectives, prescriptions and provision for all retained / new mitigation features The development shall be carried out in accordance with the approved Scheme or any amendment to the Scheme as approved in writing by the Local Planning Authority.

17 No new lighting shall be installed without full details to demonstrate that these corridors shall not be lit, and full details of proposed lighting design being first submitted and approved in writing by the LPA; details to include:

i. a plan showing mapped proposed dark corridors, and mapped details to demonstrate predicted light levels of 0 lux within the dark corridors and 1 lux adjacent to the dark corridors

ii. lamp specifications, positions, numbers and heights;

iii. details of all measures that shall be used to limit use of lights when not required and to prevent light spill onto dark corridors, vegetation and adjacent land

Reason: to avoid harm to bats and other wildlife

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

(i) Final reptile mitigation strategy

(ii) Full details of protection of retained habitats to include specifications and scale plans showing fenced exclusion zones

(iii) Full details of all other wildlife mitigation and enhancement measures, with specifications, numbers and positions to be shown on plans and drawings as applicable for example on details of soft landscape design

All works within the scheme shall be carried out in accordance with the approved details, unless otherwise approved in writing by the local planning authority. The works shall be carried out prior to the occupation of any part of the development.

Reason: to avoid harm to wildlife and to mitigation for impacts on wildlife

19 No development shall be commenced until a hard and soft landscape scheme has been first submitted to and approved in writing by the Local Planning Authority, such a scheme shall include details of all walls, fences, trees, hedgerows and other planting which are to be retained; details of all new walls, fences and other boundary treatment and finished ground levels; a planting specification to include numbers, density, size, species and positions of all new trees and shrubs, to include mapped areas of, orchard planting, and habitat creation with exclusively native species planting, incorporating necessary mitigation for reptiles and badger, and details of long term conservation management prescriptions; 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 and wildlife mitigation to the development.

20 Prior to the commencement of the development, a construction management plan shall be submitted to and approved in writing by the Local Planning Authority which shall include a strategy for the means of removal of soil from the site and methods and timing of wheel washing and road cleaning as necessary during the duration of the construction period.

The development shall thereafter be carried out in accordance with the approved method statement/operational statement.

Reason: To ensure the safe operation of the highway and in the interests of limiting the disturbance and inconvenience caused to adjacent residents during the construction period.

21 The development hereby permitted shall be implemented in accordance with the plans and in particular the finished floor levels as indicated on the approved plans in relation to the existing ground levels shall be strictly adhered to.

Reason: To ensure that the dwellings are constructed in accordance with the plans and with slab levels that ensure that the development will not have a detrimental impact on the visual and residential amenity of the locality.

#### **PLANS LIST:**

CA/14048/P1	Existing Site Layout
CA/14048/P2A	Proposed House Type A Plans and Elevations
CA/14048/P3A	Proposed House Type B and C Plans and Elevations
CA/14048/P4A	Proposed Details
CA/14048/P5	Site Location Plan
CA/14048/P6C	Site Layout (and sections xx and yy)
CA/14048/P7	Proposed House Type D Plans and Elevations (note: this one, dated March 15, is incorrectly labelled P6 on the actual drawing, but the plan title is correct and should be referred to as P7)

14013/01    Topographical Survey

SP01A Swept Path Analysis for a large refuse vehicle

The applicant is advised of the need to submit plans, sections and specifications of the proposed structural works for the steps to Middle Street for the approval of the Highway Authority. The applicant should be aware that this process can take in the region of 6 weeks to conclude and will incur an additional fee.

The applicant is advised of the need to consult the Area Highways Manager on 01225 394337 before access works commence.

The applicant is advised that the proposed estate roads, footways, footpaths, verges, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture will be required for adoption under S38 Highways Act. For this purpose, plans and sections, indicating as appropriate, the design, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority in writing for approval before their construction begins. Advance Payment Code will apply as appropriate

The applicant is advised that Bath and North East Somerset Council will not adopt any drainage features.

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

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<b>Item No:</b>	01	
<b>Application No:</b>	15/01871/RES	
<b>Site Location:</b>	Former Gwr Railway Line, Frome Road, Radstock,	
<b>Ward:</b> Radstock	<b>Parish:</b> Radstock	<b>LB Grade:</b> N/A
<b>Application Type:</b>	PI Permission (Approval Reserved Matters)	
<b>Proposal:</b>	Approval of reserved matters with regard to outline application 13/02436/EOUT for the construction of a road on Area 3 of the development site.	
<b>Constraints:</b>	Agric Land Class 1,2,3a, Agric Land Class 3b,4,5, City/Town Centre Shopping Areas, Coal - Standing Advice Area, Conservation Area, Flood Zone 2, Flood Zone 3, Forest of Avon, General Development Site, Housing Development Boundary, Prime Shop Front, Public Right of Way, Land of recreational value, SSSI - Impact Risk Zones, Sustainable Transport,	
<b>Applicant:</b>	Linden Limited	
<b>Expiry Date:</b>	27th August 2015	
<b>Case Officer:</b>	Sarah James	

**DECISION APPROVE**

1 No works shall commence until a full Ecological and Track Bed Habitat Re-Creation Method Statement, providing proposed details and methods for recovery of track bed materials, and re-laying and establishment of track bed habitat, and details of responsibilities for works and ecological supervision, and all other necessary ecological protection and compensation measures and procedures, has been submitted to and approved in writing by the Local Planning Authority. All works shall thereafter proceed in full accordance with the approved Ecological and Track Bed Habitat Re-Creation Method Statement.

Reason: to ensure appropriate methods of working and method for replacement of trackbed habitat in accordance with previously approved plans and documents, as part of the overall ecological mitigation and compensation strategy

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:**

4467 400 A, 401 A, 402, 403, B15121 750 A1, 1100 Rev A3, 150 Rev A3, 500 Rev A1, 700 Rev A3, 710 Rev A3, 110 Rev A4, 14096 (05) 1003 Rev A.

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>	02	
<b>Application No:</b>	14/04003/OUT	
<b>Site Location:</b>	Parcel 6781, Cobblers Way, Westfield, Radstock	
<b>Ward:</b> Westfield	<b>Parish:</b> Westfield	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Outline Application	
<b>Proposal:</b>	Outline planning application (all matters reserved aside from access) seeking permission for 81 no. residential dwellings and associated works on land at the former St Peter's Factory, Cobblers Way, Westfield, Radstock.	
<b>Constraints:</b>	Agric Land Class 3b,4,5, Coal - Standing Advice Area, Forest of Avon, General Development Site, Site Of Special Scientific Interest (SI),	
<b>Applicant:</b>	Oval Homes	
<b>Expiry Date:</b>	28th August 2015	
<b>Case Officer:</b>	Rachel Tadman	

**DECISION** Delegate to PERMIT. Pending section 106 Agreement

0 Authorise the Group Manager, Development Management, in consultation with the Head of Legal and Democratic Services, to enter into a section 106 agreement to provide the following:

1. Highways

Upgrading of the Public Right of Way that runs from the northern corner of the site to the A367 Wells Road, to encourage its use and therefore improve access to public transport.

2. Affordable Housing

30% affordable housing provision in accordance with Policy CP9 and the Planning Obligations SPD

3. Open Space and Landscape

An Open Space and Landscape management plan is required, prior to commencement, to secure the long term management and maintenance of green community space, areas of retained and new planting provided within the development (including those not within plot boundaries), and shall indicate the areas to be managed and set out the scope, timing and frequency of specific maintenance operations to achieve these objectives.

4. Cycle Path

The provision of a cycle path and a management plan to secure its long term management and maintenance.

## 5. Economic Development

Targeted Recruitment and Training and contributions comprising:

- o 14 x 16 hour work experience placements on site
- o 2 x on site apprenticeship starts
- o 2 x Job opportunities advertised through Department of Work & Pensions
- o Contribution of £6,250

B Upon completion of the agreement, authorise the Group Manager, Development, to permit the application subject to the following conditions:

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 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: As required by Section 92 of the Town and Country Planning Act 1990 (as amended) and to avoid the accumulation of unimplemented planning permissions.

3 Approval of the details of the (a) layout, (b) scale, (c) appearance and (e) landscaping 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.

4 No dwelling shall be occupied until its associated screen walls/fences or other means of enclosure have been erected in accordance with the approved plans and thereafter retained.

Reason: In the interests of privacy and/or visual amenity.

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

the Local Planning Authority. All hard landscape works shall be permanently retained in accordance with the approved details.

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

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

The development shall thereafter be carried out in accordance with the approved Arboricultural Method Statement. A signed certificate of compliance shall be provided by the appointed arboriculturalist to the Local Planning Authority on completion of the construction of the development.

Reason: Further information is required to ensure that the trees to be retained are adequately protected before development commences and to ensure that they are not damaged during the construction period.

7 No development shall commence until details of the access, parking and turning areas, including surfacing details, where they relate to individual plot parking or shared parking areas, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out strictly in accordance with the approved details before each dwelling is occupied and shall not thereafter be used other than for the access, parking or turning of vehicles in connection with the development hereby permitted.

Reason: The information is required prior to commencement of development to ensure that the detailed design of the access, parking and turning areas are considered to be acceptable and to ensure that the development can thereafter be constructed in accordance with the details which is also in the interests of amenity and highway safety.

8 The proposed estate roads, including footpaths and turning spaces where applicable, shall be constructed in such a manner as to ensure that each dwelling before it is occupied shall be served by a properly bound and compacted footpath and carriageway to at least base course level between the dwelling and existing highway.

Reason: To ensure that the development is served by an adequate means of access.

9 No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include details of deliveries (including storage arrangements and timings), contractor parking, traffic management and hours of working. 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 residential amenity.

10 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 excavation of all significant deposits and features, which are to be disturbed 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. Thereafter the building works shall incorporate any building techniques and measures necessary to mitigate the loss or destruction of any further archaeological remains.

Reason: As the site is within an area of potential archaeological interest and the Council will wish to evaluate the significance and extent of any archaeological remains before they are potentially destroyed by the construction process.

11 The development shall not be brought into use or occupied until the applicant, or their agents or successors in title, has secured the implementation of a programme of post-excavation analysis in accordance with a publication plan which has been submitted to and approved in writing by the Local Planning Authority. The programme of post-excavation analysis shall be carried out by a competent person(s) and completed in accordance with the approved publication plan, or as otherwise agreed in writing with the Local Planning Authority.

Reason: The site has produced significant archaeological findings and the Council will wish to publish or otherwise disseminate the results.

12 No development shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme to be submitted shall meet the following criteria:

1. Any outflow from the site must be limited to Greenfield run-off rates and discharged incrementally for all return periods up to and including the 1 in 100 year storm.
2. The surface water drainage system must incorporate enough attenuation to deal with the surface water run-off from the site up to the critical 1% Annual Probability of Flooding (or 1 in a 100-year flood) event, including an allowance for climate change for the lifetime of the development. Drainage calculations must be included to demonstrate this (e.g. Windes or similar sewer modelling package calculations that include the necessary attenuation volume).
3. If there is any surcharge and flooding from the system, overland flood flow routes and "collection" areas on site (e.g. car parks, landscaping) must be shown on a drawing. CIRIA good practice guide for designing for exceedance in urban drainage (C635) should be used. The run-off from the site during a 1 in 100 year storm plus an allowance for climate change must be contained on the site and must not reach unsafe depths on site.
4. The adoption and maintenance of the drainage system must be addressed and clearly stated.

The scheme shall thereafter be implemented in accordance with the approved details before the development is completed. The scheme shall also include details of how the scheme shall be maintained and managed after completion.

Reason: Further details with regard to drainage of the site are required to ensure that an acceptable drainage system is provided and, as it would be located below ground, the details are required prior to the commencement of the construction process which is, overall, in the interests of flood risk management and highway safety.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system.

13 Prior to the commencement of development a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved by the local planning authority. That scheme shall include all of the following elements unless specifically excluded, in writing, by the Local Planning Authority.

1. A desk study identifying:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site

2. A site investigation scheme, based on (1) to provide information for an assessment of the risk to all receptors that may be affected, including those off site.

3. The results of the site investigation and risk assessment (2) and a method statement based on those results giving full details of the remediation measures required and how they are to be undertaken.

4. A verification report on completion of the works set out in (3) confirming the remediation measures that have been undertaken in accordance with the method statement and setting out measures for maintenance, further monitoring and reporting.

The risk management framework provided in CLR11, Model Procedures for the Management of Land Contamination should be followed when dealing with land affected by contamination. It provides the technical framework for structured decision-making regarding land contamination. It is available from [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk).

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 Controlled Waters and in accordance with section 11 of the National Planning Policy Framework. These details are required prior to commencement of development as any contamination of the site would need to be understood, addressed and remediated prior to construction commencing.

14 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the Method Statement detailing how this unsuspected contamination shall be dealt with.

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 Controlled Waters and in accordance with section 11 of the National Planning Policy Framework.

15 No infiltration of surface water drainage into the ground is permitted except in those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters and only when full details have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out strictly in accordance with the approved details.

Reason: To prevent pollution of controlled waters, while the use of soakaways and porous paving is likely to be acceptable it will depend upon the level of risk posed to controlled waters by any contamination present.

16 No occupation shall commence until full details of a noise barrier and its location, as referred to in Figure 2 of the submitted noise assessment, which should be designed to be of sufficient mass, density and with the absence of gaps which may allow flanking transmission around its edges, has been submitted to and approved in writing by the Local Planning Authority. The noise barrier shall thereafter be erected and completed prior to the occupation of any dwelling within the approved development.

Reason: To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Local Planning Policy.

17 On completion of the works but prior to the occupation of each individual dwelling within the approved development, the applicant shall submit to and have approved in writing by the Local Planning Authority, an assessment from a competent person to demonstrate that the relevant dwelling has been constructed to provide sound attenuation against external noise in accordance with BS8233:2014. The following levels shall be achieved: Maximum internal noise levels of 35dBLAeq,16hr and 30dBLAeq,8hr for living rooms and bedrooms during the daytime and night time respectively. For bedrooms at night individual noise events (measured with F time-weighting) shall not (normally) exceed 45dBLAmax.

Reason: To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Local Planning Policy.

18 No development shall commence, including site clearance, until full details of a Wildlife Protection, Habitat Provision and Conservation Management Scheme have been submitted to and approved in writing by the Local Planning Authority. This plan must be produced and implemented by a suitably experienced ecologist. These details shall include:

a. A Reptile Mitigation Plan, in accordance with the recommendation of the approved Reptile Survey Report, which must include: installation of reptile fencing to provide exclusion zones, which may also function as receptor sites where suitable habitat is to be retained within the development site; method statement for trapping and removal (translocation) of animals from the affected areas during the appropriate season; provision of safe receptor sites that provide suitable habitat and conditions, and are considered not to already be at capacity for an existing slow-worm population (ie can accommodate additional animals within the given area); a map showing the receptor site/s, to include off-site receptor sites if necessary, should there be insufficient capacity on site for the number of animals present. The Plan must include proposals for reporting to the LPA on

mitigation outcomes to include reporting on numbers of animals trapped and relocated, and receptor site preparation and suitable habitat provision; and monitoring proposals.

b. Details of all other necessary measures for the protection of wildlife and avoidance of harm to wildlife during the construction phase, to include as applicable, precommencement checks or update surveys and reporting of findings; appropriate timing of works to avoid harm to nesting birds

c. Details of all measures for retention or replacement of wildlife habitat including sufficient area to be provided that will be suitable habitat for reptiles; habitats suitable for invertebrates and to retain or replace botanical value at the site. All details of habitat provision to be fully incorporated into the final layout and landscape design and shown on all relevant plans and drawings in Reserved Matters applications

d. Details of long term management prescriptions for all areas of wildlife habitat including hedgerows, reptile habitat, wild flower grassland; management prescriptions to include methods, frequency, timing, allocation of responsibility, and funding mechanism, with corresponding management areas to also be shown on a plan that corresponds to the proposed landscape design

e. Details of all other appropriate ecological mitigation and enhancement proposals, with measures to be fully incorporated into the scheme and shown on all relevant plans and drawings

All works within the scheme shall be carried out in accordance with the approved details, unless otherwise approved in writing by the local planning authority.

Reason: Further details are required to detail measures mitigate for ecological impacts and to avoid harm to reptiles and other wildlife prior to commencement of construction in order to avoid damage to protected species during and after the construction period.

19 Prior to the commencement of construction, full details of proposed lighting design and predicted light levels shall be submitted to the Local Planning Authority for approval in writing. The scheme shall provide lux level plans showing that there shall be no light spill within the dark zones as show on approved drawing HS3001F "Dark Bat Flight Route" and showing that within these zones predicted lux levels shall not increase above existing levels. The lighting design scheme shall provide plans showing lamp specifications, positions, heights, numbers and provide details of all necessary measures to minimise potential effects on bats through lighting design, directional lighting, screening, use of "warm white" LED and dimming, as applicable. Upon approval in writing, the details shall be implemented and thereafter the development shall be operated in accordance with the approved details

Reason: Further details are required to ensure that a sensitive lighting design is incorporated into the scheme prior to commencement of construction in order to avoid harm to bat activity and other wildlife protected species during and after the construction period.

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

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

#### **PLANS LIST:**

This decision relates to drawing nos 902, SPP002, SSP004, SSP004, SSP008, HS3001F "Dark Bat Flight Route"



#### Planning Informative(s):

If any controlled waste is to be removed off site, then the site operator must ensure a registered waste carrier is used to convey the waste material off site to a suitably authorised facility. The Duty of Care regulations for dealing with waste materials are applicable for any waste movements.

#### Advice to Applicant:

Safeguards should be implemented during the construction phase to minimise the risks of pollution and detrimental effects to the water interests in and around the site. Such safeguards should cover:

- the use machinery
- storage of oils/chemicals and materials
- the routing of heavy vehicles
- the location of work and storage areas
- the control and removal of spoil and wastes

We recommend the applicant refer to our Pollution Prevention Guidelines, which can be found at: <https://www.gov.uk/government/collections/pollution-prevention-guidance-ppg>

#### Decision making statement:

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

#### ADVICE NOTE:

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

You are advised that as of 6 April 2015, the Bath & North East Somerset Community Infrastructure Levy (CIL) Charging Schedule came into effect. Full details about the CIL Charge including, amount and process for payment will be sent out in a CIL Liability Notice which you will receive shortly. Further details are available here: [www.bathnes.gov.uk/cil](http://www.bathnes.gov.uk/cil)

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

<b>Item No:</b>	03
<b>Application No:</b>	15/02931/FUL
<b>Site Location:</b>	43 Upper Oldfield Park, Oldfield Park, Bath,
<b>Ward:</b> Widcombe	<b>Parish:</b> N/A <b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application
<b>Proposal:</b>	Erection of 14no residential apartments with parking and shared grounds (Revised Proposal)(Retrospective)
<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>	Landmark Developments Limited
<b>Expiry Date:</b>	28th September 2015
<b>Case Officer:</b>	Rachel Tadman

**DECISION** Deferred to the next Development Management Committee meeting

<b>Item No:</b>	04
<b>Application No:</b>	14/01379/FUL
<b>Site Location:</b>	Rough Ground And Buildings, Queen Charlton Lane, Queen Charlton, Bristol
<b>Ward:</b> Farmborough	<b>Parish:</b> Compton Dando <b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application
<b>Proposal:</b>	Change of use of land to private gypsy and traveller caravan site (Retrospective) (Resubmission of 13/02781/FUL)
<b>Constraints:</b>	Airport Safeguarding Zones, Agric Land Class 1,2,3a, Forest of Avon, Greenbelt,
<b>Applicant:</b>	Mrs K O'Connor
<b>Expiry Date:</b>	19th May 2014
<b>Case Officer:</b>	Chris Griggs-Trevarthen

**DECISION** REFUSE. Development Committee agreed with officer recommendations

1 The proposed development is inappropriate development in the Green Belt, which would harm openness and would be contrary to its purpose of safeguarding the countryside from encroachment. Material considerations in favour of the proposal do not clearly outweigh the harm to the Green Belt and the other harm identified. It is therefore considered that 'very special circumstances' do not exist to justify the development. The

proposal is therefore contrary to policies CP8 and CP11 of the Bath and North East Somerset Core Strategy (2014), the National Planning Policy Framework (2012) and Planning Policy for Traveller Sites (2012).

2 The proposed development would be harmful to the open rural character of the area and detrimental to the surrounding rural landscape contrary to policies NE.1 and GB.2 of the Bath and North East Somerset Local Plan (2007).

3 The proposed development would harm the setting of the Queen Charlton Conservation Area contrary to policy BH.6 of the Bath and North East Somerset Local Plan (2007) and the National Planning Policy Framework (2012).

4 The proposed development is in an unsustainable location and will result in increased reliance on the use of the private motor vehicle contrary to policy T.1 of the Local Plan and the National Planning Policy Framework (2012).

#### **PLANS LIST:**

Site Location Plan  
Site Location  
Basic Survey  
TDA.2041.01

#### **DECISION MAKING STATEMENT**

In determining this application the Local Planning Authority considers it has complied with the aims of paragraphs 186 and 187 of the National Planning Policy Framework. The Council have worked positively with the applicant to obtain all the relevant information to support the application, including numerous site visits. Unfortunately, for the reasons stated, the application was recommended for refusal.

<b>Item No:</b>	05	
<b>Application No:</b>	15/02042/LBA	
<b>Site Location:</b>	582 Bath Road, Saltford, Bristol, Bath And North East Somerset	
<b>Ward:</b> Saltford	<b>Parish:</b> Saltford	<b>LB Grade:</b> II
<b>Application Type:</b>	Listed Building Consent (Alts/exts)	
<b>Proposal:</b>	External alterations to include a one and a half storey rear extension to house and alterations and extension to outbuilding.	
<b>Constraints:</b>	Agric Land Class 1,2,3a, Forest of Avon, Greenbelt, Housing Development Boundary, Listed Building, MOD Safeguarded Areas, SSSI - Impact Risk Zones, Tree Preservation Order,	
<b>Applicant:</b>	Mr L Metcalfe	
<b>Expiry Date:</b>	13th July 2015	
<b>Case Officer:</b>	Sasha Berezina	

**DECISION** Overturned. CONSENT subject to condition.

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 construction of the external surfaces of the extension hereby approved shall not commence until a schedule of materials and finishes, and samples of the materials to be used in the construction of the external surfaces, including roofs, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out only in accordance with the details so approved.

Reason: To safeguard the character and appearance of the Listed Building.

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:**

Drawing	05 May 2015	3010/28/P1	SITE LOCATION PLAN, BLOCK PLANS AND SITE SECTION
OS Extract	19 May 2015	P(0)01	EXISTING SITE LOCATION PLAN
Drawing	19 May 2015	P(0)02	PROPOSED SITE LOCATION PLAN
Drawing	05 May 2015	P(0)05	EXISTING PLANS
Drawing	05 May 2015	P(0)06	EXISTING ELEVATIONS
Drawing	05 May 2015	P(0)10	PROPOSED PLANS
Drawing	05 May 2015	P(0)11	PROPOSED ELEVATIONS

#### **DECISION MAKING STATEMENT**

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

#### **ADVICE NOTE:**

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<b>Item No:</b>	06
<b>Application No:</b>	15/02041/FUL
<b>Site Location:</b>	582 Bath Road, Saltford, Bristol, Bath And North East Somerset
<b>Ward:</b> Saltford	<b>Parish:</b> Saltford <b>LB Grade:</b> II
<b>Application Type:</b>	Full Application
<b>Proposal:</b>	Erection of one and a half storey extension and alterations and extension to an existing outbuilding.
<b>Constraints:</b>	Agric Land Class 1,2,3a, Forest of Avon, Greenbelt, Housing Development Boundary, Listed Building, MOD Safeguarded Areas, SSSI - Impact Risk Zones, Tree Preservation Order,
<b>Applicant:</b>	Mr L Metcalfe
<b>Expiry Date:</b>	13th July 2015
<b>Case Officer:</b>	Sasha Berezina

**DECISION** Overturned. PERMIT subject to conditions.

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 until an annotated tree protection plan identifying measures to protect the trees to be retained has been submitted to and approved in writing by the Local Planning Authority. The plan shall include proposed tree protection measures during site preparation (including demolition and clearance), during construction and landscaping operations. The plan should also take into account the control of potentially harmful operations such as the storage, handling and mixing of materials on site, burning, and movement of people and machinery.

Reason: To ensure that no excavation, tipping, burning, storing of materials or any other activity takes place which would adversely affect the trees to be retained. This condition has to be pre-commencement because works started before these details are approved could cause harm to retained trees.

3 No development activity shall commence until the protective measures as stated in the approved annotated tree protection plan are implemented. The local planning authority is to be advised in writing two weeks prior to development commencing of the fact that the tree protection measures as required are in place with the submission of photographic evidence.

Reason: To ensure that the trees are protected from potentially damaging activities. This condition has to be pre-commencement because works started before these details are in place could cause harm to retained trees.

4 The guest bedroom/summer house (as shown on drawing no. 1507 P(0)10A) shall only be used for purposes ancillary to the main dwelling, 582 Bath Road, and shall not be occupied as a separate dwelling.

Reason: For the avoidance of doubt and to prevent the creation of a separate planning unit.

5 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:**

Drawing	05 May 2015	3010/28/P1	SITE LOCATION PLAN, BLOCK PLANS AND SITE SECTION
OS Extract	19 May 2015	P(0)01	EXISTING SITE LOCATION PLAN
Drawing	19 May 2015	P(0)02	PROPOSED SITE LOCATION PLAN
Drawing	05 May 2015	P(0)05	EXISTING PLANS
Drawing	05 May 2015	P(0)06	EXISTING ELEVATIONS
Drawing	05 May 2015	P(0)10	PROPOSED PLANS
Drawing	05 May 2015	P(0)11	PROPOSED ELEVATIONS

#### **DECISION MAKING STATEMENT**

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

#### **ADVICE NOTE:**

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

<b>Item No:</b>	07	
<b>Application No:</b>	15/02171/FUL	
<b>Site Location:</b>	1 Back Lane, Keynsham, BS31 1ET,	
<b>Ward:</b> Keynsham North	<b>Parish:</b> Keynsham Town Council	<b>LB Grade:</b> II
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Erection of a timber shed and willow hurdle privacy screening (retrospective).	

<b>Constraints:</b>	Agric Land Class 3b,4,5, City/Town Centre Shopping Areas, Conservation Area, Forest of Avon, Housing Development Boundary, Listed Building, SSSI - Impact Risk Zones,
<b>Applicant:</b>	Mr Keith Poulter
<b>Expiry Date:</b>	14th July 2015
<b>Case Officer:</b>	Sasha Berezina

**DECISION** Overturned. PERMIT subject to conditions.

1 If the planting along the southern boundary of the site indicated on the approved plan 'Block Plan A' , dies, is removed or becomes seriously damaged or diseased within a period of five years from the date of this permission, it 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 landscape works shall be permanently retained in accordance with the approved details.

Reason: To ensure that the existing planting is maintained in the interest of the character and appearance of the Conservation Area.

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:**

OS Extract	11 May 2015	SITE LOCATION PLAN
OS Extract	11 May 2015	BLOCK PLAN A
OS Extract	11 May 2015	BLOCK PLAN B
Drawing	11 May 2015	GARDEN SHED ELEVATIONS

**DECISION MAKING STATEMENT**

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

<b>Item No:</b>	08
<b>Application No:</b>	15/02830/FUL
<b>Site Location:</b>	Rectory Lodge, Old Bath Road, Combe Hay, Bath
<b>Ward:</b> Bathavon West	<b>Parish:</b> Combe Hay <b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application

<b>Proposal:</b>	Erection of two bedroom single storey side extension and single storey extension to bedroom 3 and hall. Single storey infill side extension to link reception to existing garage. (Revised proposal)
<b>Constraints:</b>	Agric Land Class 3b,4,5, Area of Outstanding Natural Beauty, Conservation Area, Greenbelt, Public Right of Way, SSSI - Impact Risk Zones,
<b>Applicant:</b>	Trevor Osborne
<b>Expiry Date:</b>	20th August 2015
<b>Case Officer:</b>	Chris Griggs-Trevarthen

**DECISION** Overturned. PERMIT subject to conditions.

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 shed to the north of the existing bungalow (annotated on drawing no. RL.5.A) shall be removed prior to the occupation of the development hereby approved.

Reason: In the interests of protecting the openness of the Green Belt.

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

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

**PLANS LIST:**

SITE LOCATION PLAN	RL1
BLOCK PLAN	RL3B
EXISTING ELEVATIONS AND FLOOR PLANS	RL5A
PROPOSED EXTENSION	No drawing number

**DECISION MAKING STATEMENT**

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



<b>Item No:</b>	09
<b>Application No:</b>	15/02017/FUL
<b>Site Location:</b>	105 Midford Road, Odd Down, Bath,
<b>Ward:</b> Lyncombe	<b>Parish:</b> N/A <b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application
<b>Proposal:</b>	Increase the height of the current roof in order to use the loft space for storage. Provision of no.3 velux roof lights.
<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>	Mr M Parfitt
<b>Expiry Date:</b>	24th July 2015
<b>Case Officer:</b>	Corey Smith

**DECISION PERMIT**

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

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

2 All external walling and roofing materials to be used shall match those of the existing building in respect of type, size, colour, pointing, coursing, jointing, profile and texture.

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

3 The loft space shall only be used for storage purposes in association with the ground floor use of this building.

Reason: To ensure that there is no increased in demand for additional parking or traffic movements associated with the building that will require further consideration by the Council in the interest of highway safety.

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

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

**PLANS LIST:**

This decision relates to Drawing No's 4632/2015/02, 4632/2015/03, 4632/2015/04, 4632/2015/05, 4632/2015/06, 4632/2015/07, 4632/2015/08, and 4632/2015/09 received on the 18th May 2015, and Drawing No 4632/2014/01 received on the 1st 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 Policy Framework. For the reasons given, and expanded upon in the delegated report, a positive view of the submitted proposals was taken and planning permission was granted.