

## **DEVELOPMENT MANAGEMENT COMMITTEE**

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

Wednesday, 18th November, 2015, 2.00pm

Councillor Rob Appleyard - Bath & North East Somerset Council  
Councillor Jasper Martin Becker- Bath & North East Somerset Council  
Councillor Matthew Davies - Bath & North East Somerset Council  
Councillor Sally Davis - Bath & North East Somerset Council  
(Chairman)  
Councillor Ian Gilchrist (In place- Bath & North East Somerset Council  
of Councillor Paul Crossley)  
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

#### **70 EMERGENCY EVACUATION PROCEDURE**

The Senior Democratic Services Officer read out the procedure

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

A Vice Chairman was not required

#### **72 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

There was an apology for absence from Councillor Paul Crossley whose substitute was Councillor Ian Gilchrist

#### **73 DECLARATIONS OF INTEREST**

There was none

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

There were no items of urgent business. However, the Chairman informed the meeting that the item at Horseworld, Staunton Lane, Whitchurch (Item 9, Report 9) had been withdrawn from the Agenda.

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

The Senior Democratic Services Officer informed the meeting that (1) there were no speakers on items other than planning applications; and (2) there were members of the public etc. wishing to make statements on planning applications who would be able to do so when reaching their respective items in Report 9.

## 76 ITEMS FROM COUNCILLORS AND CO-OPTED MEMBERS

There was none

## 77 MINUTES: 21ST OCTOBER 2015

The Minutes of the previous meeting held on Wednesday 21<sup>st</sup> October 2015 were approved as a correct record and were signed by the Chairman

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

The Committee considered

- A report by the Group Manager – Development Management on various applications for planning permission etc.
- An Update Report by the Group Manager on Item Nos. 1, 3 and 9, a copy of which is attached as *Appendix 1* to these Minutes
- Oral statements by members of the public etc. on Item Nos. 1, 2 and 4-9, a copy of the Speakers List being attached as *Appendix 2* to these Minutes

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

**Item 1 Proposed development site, Roseberry Road, Twerton, Bath – Mixed use regeneration comprising the erection of 6 buildings to accommodate up to 175 flats, flexible business employment floor space (Use Class B1) (up to 4,500 sq m gross), local needs shopping (up to 1,350 sq m gross), together with all associated development including demolition of existing buildings, site remediation, construction of new access roads and riverside walkway/cycle path, landscaping and tree planting** – 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 the terms outlined in the report; and (B) subject to the prior completion of the Agreement, authorise the Group Manager to grant permission subject to conditions. She referred to the Update Report which recommended 2 further Conditions and a delegation to Officers to amend the wording of some Conditions. The Case Officer stated that the flexible business floor space should read 4,500 sq m (not 6,000 sq m as stated in the Report).

The public speakers made their statements against and in favour of the proposals which was followed by a statement by the Ward Councillor June Player who also spoke on behalf of the other Ward Councillor Colin Blackburn against the proposals.

Members asked questions for clarification purposes to which Officers responded.

Councillor Les Kew considered that the development on this brownfield site would improve its appearance and the access road. The density was satisfactory and it would be a mixed use providing high quality office space. He therefore moved the Officer recommendation which was seconded by Councillor Bryan Organ.

Members debated the motion. Some concerns were expressed regarding car parking, retail use, scale and design. The Group Manager – Development Management responded to these points. Some Members considered that the site had been semi-derelict for too long and that opening up the river to pedestrian access was an important factor. It was confirmed that the illustrative drawings showed access to the river and a cycle path through the site.

The Chairman summed up the debate and put the motion to Approve to the vote which was carried, 9 voting in favour and 0 against with 1 abstention.

**Item 2 No 151/152 High Street, Twerton, Bath – Erection of 7 residential units following demolition of existing building (Revised proposal)** – The Planning Officer reported on this application and the Case Officer’s recommendation to delegate to Officers to grant permission subject to conditions.

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

Members asked questions for clarification purposes to which Officers responded.

Councillor Les Kew welcomed the application and considered that this was not overdevelopment. He drew attention to the Conservation Officer’s comments in the Report who supported the proposals subject to appropriate conditions. After receiving a satisfactory answer to his query about the window in the side elevation of the adjoining property, he moved the Officer recommendation which was seconded by Councillor Jasper Becker.

Councillor Rob Appleyard stated that he felt that he needed to declare an interest in this application as he was a Director of Curo which may own the parking spaces referred to in the Report. He would therefore not participate in the consideration of the application.

Members debated the motion. Concerns were expressed regarding the intensification of the use of the site and the impact this would have on the area. The use of the rear access and parking were also concerns. The Group Manager stated that these points had been taken into account by Officers in their consideration of the application and that any increased level of use was not, in the view of Officers, sufficient to justify refusing the application. A Member pointed out that this was a sustainable development in a residential area of the City.

The motion was then put to the vote. Voting: 7 in favour and 1 against with 1 abstention.

(Note: Afterwards Councillor Rob Appleyard returned to participate in the meeting)

**Item 3 Garage blocks between 60 and 100 Greenvale Drive, Timsbury – Erection of 2 three bedroom semi-detached houses with parking spaces following demolition of 8 single garages (2 blocks of 4) (Outline application with access and layout to be determined and all other matters reserved)** – The Case Officer reported on this application and her recommendation to grant permission subject to conditions. The Update Report gave her comments on a late

objection received. She recommended that a further condition be added and the wording of Condition 2 be amended.

Councillor Bryan Organ considered that the application should be deferred for a Site Visit to consider the surroundings and the parking situation. The motion was seconded by Councillor Les Kew.

After a short debate, the motion was put to the vote and was carried, 9 voting in favour and 0 against with 1 abstention.

**Item 4 No 1 Sydenham Terrace, Tynning Road, Combe Down, Bath – Erection of 1 three bed dwelling and single storey rear extension to existing house following demolition of single storey side extension and some outbuildings –**

The Case Officer reported on this application and his recommendation to grant permission subject to conditions.

The applicant's agent made a statement in support of the proposals which was followed by statements by the Ward Councillor Cherry Beath and Bob Goodman expressing concerns about the proposals.

Councillor Caroline Roberts considered that the application should be deferred for a Site Visit to assess the proximity to other dwellings, access and parking – she so moved. The motion was seconded by Councillor Matthew Davies.

The motion was put to the vote and was carried, 5 voting in favour and 1 against with 4 abstentions.

**Item 5 No 2 Southstoke Road, Combe Down, Bath – Installation of side and rear dormers to create loft conversion (Resubmission) –** The Case Officer reported on this application and her recommendation to refuse permission.

The applicant's agent made a statement in support of the proposals which was followed by statements by the Ward Councillor Cherry Beath and Bob Goodman in support of the application.

Councillor Eleanor Jackson considered that the proposal would destroy the symmetry of this pair of semi-detached houses and therefore moved the Officer's recommendation but this was not seconded.

Councillor Caroline Roberts considered that the proposal overcame the previous reasons for refusal and was policy compliant. She therefore moved that the recommendation be overturned and that permission be granted which was seconded by Councillor Matthew Davies.

Members debated the motion. A Member considered that, if the dormers were in proportion to the house, there would not be a problem. Another Member queried whether adapting or increasing the size of a house for possibly modern day living standards was a material consideration. The Group Manager – Development Management stated that personal circumstances were rarely a material consideration of more than very limited weight. In this case, he advised that there would be harm to the symmetry of the pair of semi-detached houses and that the side dormer was in a prominent location and was a large dormer which was

considered to harm the host building. Regarding the previous application, Members needed to consider whether the reasons for refusal had been overcome. Councillor Les Kew considered that this proposal respected the host dwelling and was symmetrical. He stated that applications for dormer windows were always a great cause for debate in the Committee and that some debate was needed on the matter generally to give some direction in Members' consideration of such applications. Councillor Bryan Organ considered that a new camera was required to provide Members with a better presentation of applications. In response to a Member's query, the Group Manager stated that Officer's reports provided a guide to Members' consideration of such applications and they were always available to provide professional advice; however, a Member Workshop could be held to consider this issue. He advised Members that the motion would need to be amended to delegate to Officers to grant permission subject to appropriate conditions which was accepted by the mover and seconder.

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

**Item 6 Pantiles, Wick Road, Bishop Sutton – Erection of 2 storey rear extension and internal alteration to existing dwelling (Resubmission)** – The Planning Officer reported on this application and the Case Officer's recommendation to refuse permission.

The applicant's agent made a statement in favour of the application which was followed by a statement by the Ward Councillor Vic Pritchard supporting the application.

Members asked questions for clarification purposes to which Officers responded.

Councillor Les Kew considered that the front elevation would be improved and there were various design styles of houses in the village so conformity was not required. The Parish Council supported the application. He considered that the scheme was acceptable and therefore moved that the recommendation be overturned and that Officers be delegated to grant permission subject to appropriate conditions. The motion was seconded by Councillor David Veale.

Members debated the motion. Councillor Rob Appleyard was concerned about the design of the rear extension. Councillor Eleanor Jackson stated that the extension did not go beyond the rear building line and considered that it did not detract from appearance of the host dwelling – a condition could be added for screening. Councillor Bryan Organ stated that the site was not in the Conservation Area or the Green Belt so volume increase would not be a consideration. The Group Manager – Development Management advised that there was no objection in principle to a rear two storey extension but this was a large extension above the existing eaves level and did not resemble or respect the host dwelling. He also advised that, whilst the site was not in the Conservation Area, it was still incumbent on Members to consider whether the proposal respects and complements the appearance of the host building. In response to a Member's query about a possible appeal if the application was refused, he replied quoting from the NPPF stating that good design was a key element. He confirmed that the reason for Members overturning the Officer recommendation would be that the development was not visually harmful and it complied with Policy.

The motion was then put to the vote and was carried, 6 voting in favour and 1 against with 3 abstentions.

**Items 7&8 The Old Parsonage, Main Street, Farrington Gurney – (1) Erection of single storey lean-to extension (Resubmission); and (2) internal and external alterations to include erection of single storey lean-to extension (Resubmission)** – The Planning Officer reported on these applications and the Case Officer’s recommendations to refuse permission/consent.

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

Councillor Les Kew (Ward Member on the Committee) considered that the application should be deferred for a Site Visit to understand the listed building more fully and he so moved. The motion was seconded by Councillor Bryan Organ.

The motion was put to the vote and was carried, 9 voting in favour and 0 against with 1 abstention.

**Item 9 Horseworld, Staunton Lane, Whitchurch – Comprehensive Masterplan and Design principles for the proposed redevelopment of the land at Whitchurch pursuant to Policy RA5 of the Bath and North East Somerset Core Strategy 2014** – This item was withdrawn from the Agenda

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

The Committee considered the report of the Group Manager – Development Management on Planning Appeals.

Members commented on the appeal against non-determination at Romway, Wells Road, Westfield, Radstock, and some applications the subject of appeal being decided at “Chair Referral” level. The Group Manager commented on the Romway appeal explaining why an appeal had been lodged; he also stated that the designation of “Chair Referral” would be altered to either “Committee” or “Delegated” in future in this report.

The report was noted.

80 **QUARTERLY PERFORMANCE REPORT - JULY TO SEPTEMBER 2015**

The Committee considered a report by the Group Manager – Development Management which provided performance information across a range of activities within the Development Management function.

The Group Manager briefly took Members through the Report and responded to some queries by Members.

The report was noted.

The meeting ended at 4.55pm

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**

**ITEMS FOR PLANNING PERMISSION**

<b>Item No.</b>	<b>Application No.</b>	<b>Address</b>
01	15/01932/EOUT	Proposed Development Site Roseberry Road Twerton

Additional conditions

- Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) and the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting those Orders with or without modification) the retail unit hereby approved shall be used predominantly for the sale of convenience goods (with no more than 10% of the net retail sales area to be used for the sale of comparison goods) and for no other purpose.

Reason: To ensure that the unit is retained for the purposes of serving the day to day needs of the local community

- Prior to the commencement of development at the site details of a Construction Environmental Management Plan for all works of construction and demolition shall be submitted to and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan shall comply with the guidance the BRE Code of Practice on the control of dust from construction and demolition activities. The details so approved shall be fully complied with during the construction of the development.

Reason: To protect the amenities of the occupants of adjacent residential properties

Further to the publication of the committee, the agent has requested a number of changes to the wording of the suggested conditions. This is generally to allow appropriate phasing of the development. Officers have no objection to this and if Members are minded to approve the development, officers request that this is delegated to officers to allow amendments to the wording of the conditions as well as to allow for the preparation of the S106 agreement.

Plans list:

OS Extract 28 Apr 2015 13097(L)005\_A LOCATION PLAN

IMA-13-125-054-B dated 2<sup>nd</sup> September 2015

The following drawings have been submitted for information purposes only at this outline stage:

01 Oct 2015 031-002 INDICATIVE RIVERSIDE PLANTING PROPOSALS

10 Sep 2015 13097(SK)134 REVISION D PROPOSED BUILDING ELEVATIONS  
BUILDING 6

07 Sep 2015 037-R001 INDICATIVE LANDSCAPE PROPOSALS

07 Sep 2015 13097(SK)100 REV AG PROPOSED SITE PLAN GROUND FLOOR

07 Sep 2015 13097(SK)101 REV V PROPOSED SITE PLAN FIRST FLOOR

07 Sep 2015 13097(SK)102 REV J PROPOSED SITE PLAN SECOND FLOOR

07 Sep 2015 13097(SK)103 REV D PROPOSED SITE PLAN THIRD FLOOR

07 Sep 2015 13097(SK)104 REV E PROPOSED SITE PLAN FOURTH FLOOR

07 Sep 2015 13097(SK)105 REV D PROPOSED SITE PLAN FIFTH FLOOR

07 Sep 2015 13097(SK)106 REV D PROPOSED SITE PLAN SIXTH FLOOR

07 Sep 2015 13097(SK)107 REV F PROPOSED ROOF PLAN

07 Sep 2015 13097(SK)131 REV D PROPOSED ELEVATIONS BUILDING 1

07 Sep 2015 13097(SK)132 REV F PROPOSED ELEVATIONS BUILDINGS 2 & 3

07 Sep 2015 13097(SK)133 REV C PROPOSED ELEVATIONS BUILDINGS 4 & 5

07 Sep 2015 13097(SK)134 REV D SUPERSEDED PROPOSED ELEVATIONS  
BUILDING

07 Sep 2015 13097(SK)140 REV D PROPOSED SITE SECTIONS EAST

07 Sep 2015 13097(SK)141 REV D PROPOSED SITE SECTIONS WEST

07 Sep 2015 13097(SK)144 REV D PROPOSED SITE SECTIONS - WINDSOR  
BRIDGE ROAD

<b>Item No.</b>	<b>Application No.</b>	<b>Address</b>
03	15/02859/OUT	Greenvale Drive, Timsbury

One further representation has been received objecting to the application for the following reasons;

This is a small cul-de-sac where cars vie with work vans for parking places. There are always cars and vans parked on the garage hardstandings and on the pavement.

The garages have not been let to residents so vehicles are parked outside of them in spite of the fact that the garages were expressly built for the use of Greenvale residents after garages were demolished to make way for new houses.

The garages are on a right angle bend and access for any works vehicles during construction will be extremely hazardous.

There would also be very restricted access as the road would be almost blocked with all the vehicles that would be denied access to the garages. The garages should not have been auctioned when there was a dispute of ownership. Residents should have been given the opportunity to rent the garages.

The owner must abide by the section 106 agreement and retain the garages.

Officer comments

As stated in the case officer report the applicant has stated that six of the existing garages are currently not in use. The two garages that are in use are currently used for storage. Therefore the existing garages are not used for the parking of cars so that the loss of the garages would not result in the loss of off-street parking.

**Item No. 09                      Application No.    15/03406/CONSLT**

**Address: Horseworld, Staunton Lane, Whitchurch**

It should be noted that although the 'header' to the Committee report refers to this site as being within the Green Belt this is incorrect. The site is not now in the Green Belt as it was removed on adoption of Policy RA5 of the Core Strategy.

It should also be noted that reference to 'Sleep Plan' in the first paragraph of the site description should read 'Sleep Lane'.

**CONSULTATIONS AND REPRESENTATIONS:**

Drainage and Flooding: Comments still awaited

Whitchurch Parish Council:

The Parish Council do not agree with the access point of the bottom section of the Masterplan being changed to Emergency Access only. This will segregate and isolate the Barratt development part of the site, it will prevent a bus passing through the site, which was previously talked about, and will cause more traffic problems on the surrounding roads.

It will also result in occupiers of the southern side of the site having to travel along Queen Charlton Lane, Sleep Lane in order to go North. Less traffic issues would be caused if occupiers could drive straight through the new site onto Staunton/Stockwood Lane.

There are concerns re the virtual pedestrian walk way along Queen Charlton Lane, where there are no footpaths and will see an increase in vehicle movements due to the above.

Other representations:

Since the original Committee report was written we have received a further letter from a local resident concerned about the following points:

1. Increased congestion on Sleep Lane and the wider Whitchurch area as a result of the development
2. Lack of school places at Whitchurch School

**OFFICER ASSESSMENT:**

At the time of writing the original report there were some outstanding issues which were caused by relatively minor printing errors on the submitted plans. There were also issues regarding the terminology used in a number of places with particular regard to Ecology as well as a few points which still needed to be addressed.

A revised Masterplan Design Principle document and revised plans have now been submitted which are considered to address the errors and the concerns of the Landscape Officer, Ecologist and Conservation Officer.

Drainage and Flooding:

Comments on the revised details submitted are expected before Committee and will form part of a verbal update to Members at the meeting.

**RECOMMENDATION:**

As outlined in the main report.



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**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 18<sup>TH</sup>  
NOVEMBER 2015**

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

<b>PLANS LIST - REPORT 9</b>		
Proposed development site, Roseberry Road, Twerton, Bath (Item 1, Pages 48-79)	Joanna Robinson, Bath Preservation Trust	Against
	Andrew Maltby, Deeley Freed (Applicants)	For
151/152 High Street, Twerton, Bath (Item 2, Pages 79-88)	Zane Leggett	Against
	Coral Curtis, Grassroots Planning (Applicants' Agents)	For
1 Sydenham Terrace, Tynning Road, Combe Down, Bath (Item 4, Pages 94-102)	Andrew Spiller, Vass Architects (Applicant's Agents)	For
2 Southstoke Road, Combe Down, Bath (Item 5, Pages 102-106)	George Clepp, Loft Living Conversions (Applicant's Agents)	For
Pantiles, Wick Road, Bishop Sutton (Item 6, Pages 107-111)	Simon Chambers, LPC (Applicant's Agents)	For
The Old Parsonage, Main Street, Farrington Gurney (Items 7&8, Pages 112-121)	Charlotte Murray (Applicant) <u>AND</u> Bob Sutcliffe	For – To share up to 6 minutes

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

**18th November 2015**

**DECISIONS**

<b>Item No:</b>	01	
<b>Application No:</b>	15/01932/EOUT	
<b>Site Location:</b>	Proposed Development Site, Roseberry Road, Twerton, Bath	
<b>Ward:</b> Westmoreland	<b>Parish:</b> N/A	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Outline Application with an EIA attached	
<b>Proposal:</b>	Mixed-use regeneration comprising the erection of six buildings to accommodate up to 175 flats, flexible business employment floorspace (Use Class B1) (up to 4,500 sq m gross), local needs shopping (up to 1,350 sq m gross) together with all associated development including demolition of existing buildings, site remediation, construction of new access roads and riverside walkway/cycle path, landscaping and tree planting.	
<b>Constraints:</b>	Agric Land Class 3b,4,5, Article 4, Bath Core Office Area, British Waterways Major and EIA, British Waterways Minor and Householders, Conservation Area, Flood Zone 2, Flood Zone 3, Forest of Avon, Sites with Planning Permission, Hotspring Protection, MOD Safeguarded Areas, Sites of Nature Conservation Interest, SSSI - Impact Risk Zones, Sustainable Transport, World Heritage Site,	
<b>Applicant:</b>	Deeley Freed (Penhalt) Limited	
<b>Expiry Date:</b>	18th August 2015	
<b>Case Officer:</b>	Tessa Hampden	

**DECISION** APPROVE - pending agreement under Section 106 of the Town and Country Planning Act 1990 subject to conditions.

**PLANS LIST:**

OS Extract 28 Apr 2015 13097(L)005\_A LOCATION PLAN

IMA-13-125-054-B dated 2nd September 2015

The following drawings have been submitted for information purposes only at this outline stage:

01 Oct 2015 031-002 INDICATIVE RIVERSIDE PLANTING PROPOSALS

10 Sep 2015 13097(SK)134 REVISION D PROPOSED BUILDING ELEVATIONS  
BUILDING 6

07 Sep 2015 037-R001 INDICATIVE LANDSCAPE PROPOSALS

07 Sep 2015 13097(SK)100 REV AG PROPOSED SITE PLAN GROUND FLOOR

07 Sep 2015 13097(SK)101 REV V PROPOSED SITE PLAN FIRST FLOOR

07 Sep 2015 13097(SK)102 REV J PROPOSED SITE PLAN SECOND FLOOR

07 Sep 2015 13097(SK)103 REV D PROPOSED SITE PLAN THIRD FLOOR

07 Sep 2015 13097(SK)104 REV E PROPOSED SITE PLAN FOURTH FLOOR  
 07 Sep 2015 13097(SK)105 REV D PROPOSED SITE PLAN FIFTH FLOOR  
 07 Sep 2015 13097(SK)106 REV D PROPOSED SITE PLAN SIXTH FLOOR  
 07 Sep 2015 13097(SK)107 REV F PROPOSED ROOF PLAN  
 07 Sep 2015 13097(SK)131 REV D PROPOSED ELEVATIONS BUILDING 1  
 07 Sep 2015 13097(SK)132 REV F PROPOSED ELEVATIONS BUILDINGS 2 & 3  
 07 Sep 2015 13097(SK)133 REV C PROPOSED ELEVATIONS BUILDINGS 4 & 5  
 07 Sep 2015 13097(SK)134 REV D SUPERSEDED PROPOSED ELEVATIONS  
 BUILDING  
 07 Sep 2015 13097(SK)140 REV D PROPOSED SITE SECTIONS EAST  
 07 Sep 2015 13097(SK)141 REV D PROPOSED SITE SECTIONS WEST  
 07 Sep 2015 13097(SK)144 REV D PROPOSED SITE SECTIONS - WINDSOR  
 BRIDGE ROAD

Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the top of the bank of the main river (River Avon). Please email [bridgwater.fdcs@environment-agency.gov.uk](mailto:bridgwater.fdcs@environment-agency.gov.uk) for further information.

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)

**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>	02
<b>Application No:</b>	15/03742/FUL
<b>Site Location:</b>	151 - 152 High Street, Twerton, Bath, Bath And North East Somerset
<b>Ward:</b> Westmoreland	<b>Parish:</b> N/A <b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application
<b>Proposal:</b>	Erection of seven residential units following demolition of existing building (Revised proposal).
<b>Constraints:</b>	Agric Land Class 3b,4,5, Article 4, British Waterways Major and EIA, Conservation Area, Forest of Avon, Hotspring Protection, MOD Safeguarded Areas, SSSI - Impact Risk Zones, World Heritage Site,
<b>Applicant:</b>	Stonecraft Of Bath Ltd
<b>Expiry Date:</b>	13th October 2015

<b>Case Officer:</b>	Laura Batham
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**DECISION** - PERMIT the development subject to conditions.

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

(i) Provision of affordable housing in accordance with Policy CP9 of the Core Strategy.

B) Subject to the completion of (A) authorise the Group Manager - Development Management to PERMIT the development.

**PLANS LIST:**

This decision relates to drawings AP(0) 01, AP(0) 10, AP(0) 11, AP(0) 12 and AP(0) 13 received on 18th August 2015.

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

**ADVICE NOTE:**

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

<b>Item No:</b>	03		
<b>Application No:</b>	15/02859/OUT		
<b>Site Location:</b>	Garage Blocks Between 60 And 100, Greenvale Drive, Timsbury, Bath		
<b>Ward:</b> Timsbury	<b>Parish:</b> Timsbury	<b>LB Grade:</b> N/A	
<b>Application Type:</b>	Outline Application		
<b>Proposal:</b>	Erection of 2no. three bedroom semi-detached houses with parking spaces following demolition of 8no. single garages (2 blocks of 4). (Outline application with access and layout to be determined and all other matters reserved)		

<b>Constraints:</b>	Agric Land Class 1,2,3a, Coal - Standing Advice Area, Forest of Avon, Housing Development Boundary, SSSI - Impact Risk Zones,
<b>Applicant:</b>	Mr Iftakhar Ahmed
<b>Expiry Date:</b>	20th November 2015
<b>Case Officer:</b>	Alice Barnes

**DECISION** Defer consideration to allow members to visit the site to understand clearly the surrounding context and assess the parking situation.

<b>Item No:</b>	04
<b>Application No:</b>	15/03402/FUL
<b>Site Location:</b>	1 Sydenham Terrace, Tynning Road, Combe Down, Bath
<b>Ward:</b> Combe Down	<b>Parish:</b> N/A <b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application
<b>Proposal:</b>	Erection of 1 no three bed dwelling and single storey rear extension to existing house following demolition of single storey side extension and some outbuildings.
<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, Water Source Areas, World Heritage Site,
<b>Applicant:</b>	Ms Olga Fladmark
<b>Expiry Date:</b>	23rd September 2015
<b>Case Officer:</b>	Chris Griggs-Trevarthen

**DECISION** Defer consideration to allow members to visit the site to assess the parking situation and understand affect on access.

<b>Item No:</b>	05
<b>Application No:</b>	15/03976/FUL
<b>Site Location:</b>	2 Southstoke Road, Combe Down, Bath, Bath And North East Somerset
<b>Ward:</b> Combe Down	<b>Parish:</b> N/A <b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application
<b>Proposal:</b>	Installation of side and rear dormers to create loft conversion (Resubmission).
<b>Constraints:</b>	Agric Land Class 1,2,3a, Article 4, Forest of Avon, Housing Action Area, MOD Safeguarded Areas, SSSI - Impact Risk Zones, Tree Preservation Order, Water Source Areas, World Heritage Site,
<b>Applicant:</b>	Mr James Calvert-Jones
<b>Expiry Date:</b>	20th November 2015
<b>Case Officer:</b>	Jessica Robinson

**DECISION PERMIT**

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

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

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

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

**PLANS LIST:**

This decision relates to:

- 033. 02. 05 PROPOSED ELEVATIONS
- 033. 02. 06 PROPOSED PLANS

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>	06	
<b>Application No:</b>	15/04027/FUL	
<b>Site Location:</b>	Pantiles, Wick Road, Bishop Sutton, Bristol	
<b>Ward:</b> Chew Valley South	<b>Parish:</b> Stowey Sutton	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Erection of two storey rear extension and internal alteration to existing dwelling. (resubmission)	
<b>Constraints:</b>	Airport Safeguarding Zones, Agric Land Class 1,2,3a, Coal - Standing Advice Area, Forest of Avon, Housing Development Boundary, SSSI - Impact Risk Zones, Water Source Areas,	
<b>Applicant:</b>	Mr A Wilkes	
<b>Expiry Date:</b>	25th November 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 materials to be used shall match those of the host dwelling "Pantiles" 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 All external roofing materials to be used (including the hanging tiles to the cheeks of dormer windows) shall match those of the host dwelling; in respect of size, material, colour, texture and profile.

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

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 A00, A01, A02, and A04 received on the 8th September 2015, and revised Drawing A03 received on the 29th October 2015.

In determining this application the Local Planning Authority considers it has complied with the aims of paragraphs 186 and 187 of the National Planning Framework. The Development Management Committee decided to overturn the decision for a refusal at the meeting held on the 18th November 2015 and the development was therefore permitted.

<b>Item No:</b>	07	
<b>Application No:</b>	15/03574/FUL	
<b>Site Location:</b>	The Old Parsonage, Main Street, Farrington Gurney, Bristol	
<b>Ward:</b> High Littleton	<b>Parish:</b> Farrington Gurney	<b>LB Grade:</b> IISTAR
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Erection of single storey lean-to extension (resubmission)	
<b>Constraints:</b>	Agric Land Class 1,2,3a, Coal - Standing Advice Area, Forest of Avon, Housing Development Boundary, Listed Building, SSSI - Impact Risk Zones,	
<b>Applicant:</b>	Mr And Mrs B.T. Murray	
<b>Expiry Date:</b>	5th October 2015	
<b>Case Officer:</b>	Victoria Griffin	

**DECISION** Defer consideration to allow members to visit the site to determine what is the principal elevation and understand the listed building more fully.

<b>Item No:</b>	08	
<b>Application No:</b>	15/03632/LBA	
<b>Site Location:</b>	The Old Parsonage, Main Street, Farrington Gurney, Bristol	
<b>Ward:</b> High Littleton	<b>Parish:</b> Farrington Gurney	<b>LB Grade:</b> IISTAR
<b>Application Type:</b>	Listed Building Consent (Alts/exts)	
<b>Proposal:</b>	Internal and external alterations to include erection of single storey lean-to extension (resubmission)	
<b>Constraints:</b>	Agric Land Class 1,2,3a, Coal - Standing Advice Area, Forest of Avon, Housing Development Boundary, Listed Building, SSSI - Impact Risk Zones,	
<b>Applicant:</b>	Mr And Mrs B.T. Murray	
<b>Expiry Date:</b>	5th October 2015	
<b>Case Officer:</b>	Victoria Griffin	

**DECISION** Defer consideration to allow members to visit the site to determine what is the principal elevation and understand the listed building more fully.

<b>Item No:</b>	09	
<b>Application No:</b>	15/03406/CONSLT	
<b>Site Location:</b>	Horseworld, Staunton Lane, Whitchurch, Bristol	
<b>Ward:</b> Publow And Whitchurch	<b>Parish:</b> Whitchurch	<b>LB Grade:</b> II
<b>Application Type:</b>	Consultation	
<b>Proposal:</b>	Comprehensive Masterplan and Design Principles for the proposed redevelopment of the land at Whitchurch pursuant to Policy RA5 of the Bath & North East Somerset Core Strategy 2014.	
<b>Constraints:</b>	Greenbelt,	
<b>Applicant:</b>	Barratt Homes, Bellway Homes Ltd & Whitecroft Developments	
<b>Expiry Date:</b>	18th August 2015	
<b>Case Officer:</b>	Rachel Tadman	

Item withdrawn from agenda and scheduled to be considered at the 16<sup>th</sup> December Development Management Committee.

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