

**BATH AND NORTH EAST SOMERSET COUNCIL**

**DEVELOPMENT CONTROL COMMITTEE**

**12th March 2014**

**DECISIONS**

<b>Item No:</b>	01	
<b>Application No:</b>	13/04234/EFUL	
<b>Site Location:</b>	Car Park, Sawclose Car Park, City Centre, Bath	
<b>Ward:</b> Abbey	<b>Parish:</b> N/A	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application with an EIA attached	
<b>Proposal:</b>	Erection of hotel (C1), 2no restaurants (A3) and casino (Sui Generis), alteration works to listed buildings (Gala Bingo Club, Market and Bluecoat House boundary walls) and associated hard landscaping works following the demolition of unlisted buildings (former clinic, former weighbridge kiosk, Regency Garage and 1-2 Bridewell Lane)	
<b>Constraints:</b>	Agric Land Class 3b,4,5, Scheduled Ancient Monument SAM, Article 4, Bath Core Office Area, City/Town Centre Shopping Areas, Conservation Area, Forest of Avon, Hotspring Protection, Listed Building, World Heritage Site,	
<b>Applicant:</b>	Deeley Freed (Penhalt) Ltd	
<b>Expiry Date:</b>	12th April 2014	
<b>Case Officer:</b>	Sarah James	

**DECISION**

A Authorise the Planning and Environmental Law Manager to permit subject to a Section 106 Agreement to secure the following :-

works, comprising the construction of a transition zone, to the Saw Close boundary of the site, and the alterations to the footway abutting the site on Upper Borough Walls in accordance with details submitted with the planning application

B Subject to no new matters arising from outstanding consultations 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 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 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.

4 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) monitoring of demolition works; (b) monitoring of enabling works including further archaeological investigations; and (c) a controlled watching brief during the main construction phase with provision for excavation of any significant deposits or features encountered, and shall be carried out by a competent person(s) and completed in accordance with the approved written scheme of investigation or as otherwise agreed in writing with the Local Planning Authority..

Reason: The site is within an area of significant archaeological interest and the Council wish to ensure that any archaeological remains disturbed by the development are properly examined and recorded.

5 All ground works (including site clearance, demolition, foundations, drainage and those of statutory undertakers) and archaeological recording (including an Archaeological Management Plan) shall be carried out and completed in accordance with the Archaeology and Engineering Statement prepared by Cotswold Archaeology (CA Project 2312, Revision 4, January 2014), unless otherwise first agreed in writing with the Local Planning Authority.

Reason: The site is within an area of significant archaeological interest and the Council wish to ensure the future protection and preservation of the archaeological remains.

6 The cumulative plant noise level (as an equivalent noise level over 5 minutes, LAeq 5 minutes) should be designed not to exceed the following specified plant noise levels at the façade of the nearest noise sensitive dwellings.

Daytime	Evening	Night
07:00 to 21:00 hrs	21:00 to 23:00 hrs	23:00 to 07:00 hrs

Reason : In the interests of residential amenity

7 No site clearance or demolition works shall take place within the site until the applicant, or their agents or successors in title, has submitted to and had approved by the Local Planning Authority a written method statement providing for a careful manner of demolition

that prevents any potential damage to below ground archaeological deposits. The method statement shall include the location, extent and depth of all excavations and these works shall be monitored by a suitably qualified archaeologist to ensure the demolition works are carried out and completed in accordance with the details as approved or as otherwise agreed in writing with the Local Planning Authority.

Reason: The site is within an area of significant archaeological interest and the Council wishes to prevent any unnecessary damage to historic remains beneath the existing buildings.

8 On completion of the works but prior to any occupation of the approved development, the applicant shall submit to and have approved in writing by the Local Planning Authority, confirmation from a competent person to demonstrate that the development has been constructed to provide sound attenuation against external noise in accordance with BS8233:1999. For bedrooms at night individual noise events (measured with F time-weighting) shall not (normally) exceed 45dBLAmax.

Reason: To protect the amenity of the users of the development.

9 Prior to commencement of development (or within a timescale as agreed in writing with the Local Planning Authority) details relating to the type, extent and technical specifications of the proposed odour abatement (filtration) system as well as plans showing the proposed height and terminus of the extract system duct-work shall be submitted to and approved in writing by the Local Planning Authority. Development shall take place in accordance with the approved details or as otherwise agreed in writing with the Local Planning Authority. .

Reason : In the interests of amenity.

10 Provision shall be made within the site for the disposal of surface water, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to construction.

Reason: In the interests of flood risk management and highway safety.

11 No deliveries shall be taken at or dispatched from the commercial elements of the proposed development outside of the hours of 07.00-21.00 or at any time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the locality, especially for people living and/or working nearby

12 No amplified or other music shall be played within the identified external performance area outside the following times: 10.00-23.00 Monday to Saturday  
12.00 -22.30 Sundays and bank holidays (unless otherwise agreed in writing with the Local Planning Authority).

Reason : To protect the amenity of adjoining occupiers

13 Prior to commencement of development full details of the proposed rooftop structures on the projecting elements of the Saw Close elevation are submitted to the local planning authority for approval in writing.

Reason : In the interests of the appearance of the building and the area.

14 Prior to the commencement of the development, a Construction Management Plan for the enabling works (comprising removal of the existing stone setts, works of demolition, archaeological investigations, site remediation, site levelling, development platform works, and asbestos removal works) shall be submitted to and approved in writing by the Local Planning Authority and shall include details of deliveries (including storage arrangements and timings), contractor parking, traffic management. Development shall thereafter proceed in accordance with the approved details.

Reason: To ensure the safe operation of the highway and in order to protect neighbouring amenity.

15 Prior to the commencement of the development (excluding the enabling works as defined in Condition 14), a Construction Management Plan for the main construction works shall be submitted to and approved in writing by the Local Planning Authority and shall include details of deliveries (including storage arrangements and timings), contractor parking, traffic management. Development shall thereafter proceed in accordance with the approved details.

Reason: To ensure the safe operation of the highway and in order to protect neighbouring amenity.

16 Prior to bringing into use any unit, an individual Operational Statement for the relevant unit shall be submitted to and approved in writing by the Local Planning Authority. Such an Operational statement shall include details of delivery management, waste storage and collections, recycling.

Reason: To ensure the safe operation of the highway.

17 Prior to the bringing into use of any part of the development a completed Framework Travel Plan for the site shall have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be operated in accordance with the Travel Plan or as otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of sustainable development

18 Prior to the bringing into use of any individual unit within the development a Travel Plan for the relevant unit shall have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be operated in accordance with the Travel Plan or as otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of sustainable development.

19 Prior to the development being brought into use, details of the proposed cycle stands shall have been submitted to and approved in writing by the Local Planning Authority. Such cycle stands shall be provided on the site prior to any occupation.

Reason: In the interests of sustainable development.

20 The commencement of development of the new buildings hereby approved shall not begin until samples of the materials to be used in the construction of the external surfaces, including roofs, and boundary walls, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out only in accordance with the details so approved.

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

21 An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (a) a survey of the extent, scale and nature of contamination;
- (b) an assessment of the potential risks to:
  - (c) human health,
  - (d) property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
  - (e) adjoining land,
  - (f) groundwaters and surface waters,
  - (g) ecological systems,
  - (h) archaeological sites and ancient monuments;
- (i) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11".

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

22 A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

23 The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

24 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

25 Prior to the commencement of development (excluding the enabling works as defined in Condition 14) details of an external lighting strategy for the site shall be submitted to and approved in writing by the Local Planning Authority. Development shall take place in accordance with the agreed details or as otherwise agreed in writing with the Local Planning Authority.

Reason : In the interests of the visual appearance of the Conservation Area and to protect the setting of the World Heritage Site and nearby historic buildings.

26 Prior to the commencement of development (excluding the enabling works as defined in Condition 14) details of an outdoor seating strategy for the site shall be submitted to and approved in writing by the Local Planning Authority. Development shall take place in accordance with the agreed details or as otherwise agreed in writing with the Local Planning Authority.

Reason : In the interests of the visual appearance of the Conservation Area and to protect the setting of the World Heritage Site and nearby historic buildings.

27 Prior to the bringing into use of any individual unit within the development details of all external lighting for that unit shall be submitted to and approved in writing by the Local Planning Authority. Development shall take place in accordance with the agreed details.

Reason : In the interests of the visual appearance of the Conservation Area and to protect the setting of the World Heritage Site and nearby historic buildings.

28 Prior to commencement of development (excluding the enabling works as defined in Condition 14) details of a scheme for installing Schweglerbat tubes (in accordance with the recommendations of the ecology report by Nicholas Pearsons Associates) into any new buildings to create potential roosting sites for bats shall be submitted to and approved in writing by the local Planning authority. Development shall thereafter take place in accordance with the approved scheme.

Reason : In the interests of ecology..

29 The A3 uses hereby approved shall not be carried on and no customer shall be served or remain on the premises outside the hours of 0800 and 2330 hours Monday to Saturday and 0800 to 2300 hours on Sundays.

Reason : To safeguard the amenities of nearby occupiers.

30 Prior to the commencement of development a scheme for the removal and storage of the existing stone setts shall be submitted to and approved in writing by the Local Planning Authority. The stored setts shall be made available for re-use by the Council within 14 days of request or within such time as agreed in writing by the Local Planning Authority.

Reason : In the interests of the historic environment.

31 Prior to the commencement of development (excluding the enabling works as defined in Condition 14) details for the provision of services for the external performance space shall be submitted to and approved in writing by the Local Planning Authority. Development shall take place in accordance with the agreed details or as otherwise agreed in writing with the Local Planning Authority.

Reason : In the interests of amenity of the area.

32 No demolition within the site shall take place until the applicant has secured the implementation of a full photographic internal and external record (including later technical installations) of former Palace Theatre in accordance with a written scheme of investigation (English Heritage Level Three<sup>1</sup>) which shall be submitted by the applicant and approved in writing by the Local Planning Authority..

Reason: To ensure that a proper record is made of the building prior to its demolition

33 No demolition within the site shall take place until the applicant has agreed a list of items to be salvaged including the cornice/canopy situated within the Market bar, plasterwork, technical and electrical installations, fixtures and projection equipment. The salvaged items shall be placed in the care of the Local Planning Authority or an alternative statutory body (as agreed in writing with the Local Planning Authority). The list shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that architecturally significant fixtures, technical and electrical installations and projection equipment from the building will be set aside for reuse and made available to the appropriate statutory bodies for public benefit or display.

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 application has undergone extensive consultation and consideration has been given to all the submissions from consultees, local residents and other representations. Furthermore due consideration has been given to all material considerations and as a result the development has been found to be, on the whole acceptable, and where concerns do remain it has been found that these do not outweigh the overall benefits of the scheme and are not so significant as to justify the refusal of planning permission.

#### Informatives

1. With regard to the kitchen extraction units the applicant is referred to the guidance notes on the Control of odour and noise from commercial kitchen exhaust system published by DEFRA in January 2005.
2. No materials arising from the demolition of any existing structures, the construction of new buildings nor any material from incidental and landscaping works shall be burnt on the site.
3. The developer shall comply with the BRE Code of Practice to control dust from construction and demolition activities (ISBN No. 1860816126). The requirements of the Code shall apply to all work on the site, access roads and adjacent roads.
4. The requirements of the Council's Code of Practice to Control noise from construction sites shall be fully complied with during demolition and construction of the new buildings (available at:



<b>Item No:</b>	02
<b>Application No:</b>	13/04218/LBA
<b>Site Location:</b>	Car Park, Sawclose Car Park, City Centre, Bath
<b>Ward:</b> Abbey	<b>Parish:</b> N/A <b>LB Grade:</b> N/A
<b>Application Type:</b>	Listed Building Consent (Alts/exts)
<b>Proposal:</b>	Alterations to Gala Bingo Club comprising: demolition of north and east extensions; removal of internal balcony/gallery, paybox, toilets and platform lift; internal structural alterations including construction of new concrete floors at first floor level supported on new columns; associated works. Alterations to the Market comprising: removal of rear walls, lobby, bar and canopy, partition walls and staircases; structural alterations including new walls, timber floors at first and second floor, stairs and lift; fire protection works; associated works. Alterations to Bluecoat House boundary walls comprising; substantial removal of west and east walls, removal of north wall.
<b>Constraints:</b>	Agric Land Class 3b,4,5, Scheduled Ancient Monument SAM, Article 4, Bath Core Office Area, City/Town Centre Shopping Areas, Conservation Area, Forest of Avon, Hotspring Protection, Listed Building, World Heritage Site,
<b>Applicant:</b>	Deeley Freed (Penhalt) Ltd
<b>Expiry Date:</b>	27th November 2013
<b>Case Officer:</b>	Sarah James

**DECISION: Refer to Sectary of Sate**

<b>Item No:</b>	03
<b>Application No:</b>	13/04851/REG03
<b>Site Location:</b>	Weston All Saints Ce Vc Primary School, Broadmoor Lane, Upper Weston, Bath
<b>Ward:</b> Weston	<b>Parish:</b> N/A <b>LB Grade:</b> N/A
<b>Application Type:</b>	Regulation 3 Application
<b>Proposal:</b>	Provision of a new 6 classroom teaching block and associated external works
<b>Constraints:</b>	Agric Land Class 3b,4,5, Forest of Avon, Hotspring Protection, MOD Safeguarded Areas, World Heritage Site,
<b>Applicant:</b>	Bath And North East Somerset Council
<b>Expiry Date:</b>	20th January 2014
<b>Case Officer:</b>	Chris Griggs-Trevarthen

**DECISION** Application Withdrawn

<b>Item No:</b>	04
<b>Application No:</b>	13/05531/FUL
<b>Site Location:</b>	153 Newbridge Hill, Newbridge, Bath, BA1 3PX
<b>Ward:</b> Newbridge	<b>Parish:</b> N/A <b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application
<b>Proposal:</b>	Erection of new dwelling on land at the rear of 153/155 Newbridge Hill (resubmission)
<b>Constraints:</b>	Article 4, Conservation Area, Forest of Avon, Hotspring Protection, MOD Safeguarded Areas, World Heritage Site,
<b>Applicant:</b>	Ms Amy Fry
<b>Expiry Date:</b>	17th February 2014
<b>Case Officer:</b>	Rebecca Roberts

## **DECISION REFUSE**

1 The proposal development by virtue of its size, scale and siting in this backland location would detract from the open and regular pattern of the existing built environment which would harm the character and appearance of the City of Bath Conservation Area. The development is therefore contrary to policies D2, D4 and B6 of the Bath and North East Somerset Local Plan (including minerals and waste) adopted October 2007.

## **PLANS LIST:**

This decision relates to drawing no's 1102 P01, 1102 P02 B, 1102 P05 B, 1102 P06 B, 1102 P07 A, 1102 P15 A, 1102 P16 A, 1102 P18 A, and 1102 P19 date stamped 21st December 2013.

## **DECISION TAKING STATEMENT**

In determining this application the Local Planning Authority considers it has complied with the aims of paragraphs 186 and 187 of the National Planning Framework. The Local Planning Authority acknowledges the approach outlined in paragraphs 188-192 in favour of front loading and operates a pre-application advice service. Notwithstanding active encouragement for pre-application dialogue the applicant did not seek to enter into correspondence with the Local Planning Authority. The proposal was considered unacceptable for the reasons given and the agent was advised that the application was to be recommended for refusal. Despite this the applicant chose not to withdraw the application, and having regard to this the Local Planning Authority moved forward and issued its decision.

<b>Item No:</b>	05		
<b>Application No:</b>	13/05340/FUL		
<b>Site Location:</b>	Patone, Huddox Hill, Peasedown St. John, Bath		
<b>Ward:</b> Peasedown St John	<b>Parish:</b> Peasedown St John		<b>LB</b>
<b>Grade:</b>	N/A		
<b>Application Type:</b>	Full Application		
<b>Proposal:</b>	Erection of 2 no. single storey dwellings and garages		
<b>Constraints:</b>	Agric Land Class 1,2,3a, Coal - Standing Advice Area, Forest of Avon, Housing Development Boundary,		
<b>Applicant:</b>	Mr Anthony Mann		
<b>Expiry Date:</b>	4th February 2014		
<b>Case Officer:</b>	Victoria Griffin		

## DECISION PERMIT

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

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

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

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

3 The garage hereby approved shall be retained for the garaging of private motor vehicles associated with the dwelling and ancillary domestic storage and for no other purpose without the prior written permission of the Local Planning Authority. Reason: To retain adequate off-street parking provision.

4 The area 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: In the interests of amenity and highway safety.

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:** This decision relates to the following plans/documents: Design & Access Statement and 13721-1 date received 11th December 2013.

## DECISION TAKING STATEMENT

In determining this application the Local Planning Authority considers it has complied with the aims of paragraphs 186 and 187 of the National Planning Framework. The Local Planning Authority acknowledges the approach outlined in paragraphs 188-192 in favour of front loading and operates a pre-application advice service. Notwithstanding active encouragement for pre-application dialogue the applicant did not seek to enter into correspondence with the Local Planning Authority. The proposal was considered unacceptable for the reasons given and the agent was advised that the application was to be recommended for refusal. Despite this the applicant chose not to withdraw the application, and having regard to this the Local Planning Authority moved forward and issued its decision.

<b>Item No:</b>	06	
<b>Application No:</b>	14/00064/FUL	
<b>Site Location:</b>	Sunday Cottage, Access Road To Paglinch Farm, Shoscombe, Bath	
<b>Ward:</b> Bathavon South	<b>Parish:</b> Shoscombe	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Alterations to an existing ancillary outbuilding to form an ancillary garden studio and store.	
<b>Constraints:</b>	Agric Land Class 3b,4,5, Coal - Standing Advice Area, Forest of Avon, Listed Building,	
<b>Applicant:</b>	Mr & Mrs John and Gillian Davey	
<b>Expiry Date:</b>	5th March 2014	
<b>Case Officer:</b>	Rebecca Roberts	

### 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 existing outbuilding 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 shall match those of the existing outbuilding 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 garden studio/store hereby approved shall not be used other than for purposes ancillary to Sunday Cottage, Shoscombe

Reason: To safeguard the character/appearance of the development and the amenities of the surrounding area

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:** This decision relates to drawing no's 01, 02, 03, 04 Rev A, 05 Rev A, 06 Rev A, 07 Rev A, the block plan and site location plan date stamped 8th January 2014.

#### DECISION TAKING STATEMENT

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

<b>Item No:</b>	07	
<b>Application No:</b>	14/00065/LBA	
<b>Site Location:</b>	Sunday Cottage, Access Road To Paglinch Farm, Shoscombe, Bath	
<b>Ward:</b> Bathavon South	<b>Parish:</b> Shoscombe	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Listed Building Consent (Alts/exts)	
<b>Proposal:</b>	Internal and external alterations to an existing ancillary outbuilding to form an ancillary garden studio and store.	
<b>Constraints:</b>	Agric Land Class 3b,4,5, Coal - Standing Advice Area, Forest of Avon, Listed Building,	
<b>Applicant:</b>	Mr & Mrs John and Gillian Davey	
<b>Expiry Date:</b>	5th March 2014	
<b>Case Officer:</b>	Rebecca Roberts	

#### DECISION CONSENT

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

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

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

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

**PLANS LIST:** This decision relates to drawing no's 01, 02, 03, 04 Rev A, 05 Rev A, 06 Rev A, 07 Rev A, the block plan and site location plan date stamped 8th January 2014

#### DECISION TAKING STATEMENT

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