

**BATH AND NORTH EAST SOMERSET COUNCIL**

**Development Control Committee**

**10<sup>th</sup> June 2015**

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

**ITEMS FOR PLANNING PERMISSION**

<b>Item No.</b>	<b>Application No.</b>	<b>Address</b>
1.	14/03990/FUL	Parcel 2900 Greenhouse Lane Nempnett Thrubwell Bristol

**CONSULTEE COMMENTS**

Updated comments from the Landscape Officer on revised scheme:

The Landscape Officer is now satisfied with the scheme and would have no objection subject to suggested landscaping conditions to specifically cover the detailed design and implementation of an appropriate planting scheme.

Updated comments from the Council's Senior Archaeological Officer:

The Council's Senior Archaeological Officer broadly agrees with the results and summary of the geophysical survey, but points that the ring ditches, pits and possible trackways (defined by close parallel ditches) could also indicate settlement evidence. They recommend that the following archaeological conditions are attached to any planning consent, to ensure (1) a field evaluation of the site, (2) a subsequent programme of archaeological work and/or mitigation, and (3) control over the groundworks. Subject to these conditions, they raise no objection to the proposals.

**CONDITIONS**

The following additional conditions shall be added to the recommendation:

***12. 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 archaeological interest and the Council wish to evaluate the significance and extent of the archaeological remains. This is a pre-commencement condition to prevent the commencement of any works (including groundworks and site preparation) on the site which could potentially harm important archaeology.*

**13.** *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 recording and/or mitigation 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 archaeological interest and the Council wish to protect and/or record any significant archaeological remains. This is a pre-commencement condition to prevent the commencement of any works (including groundworks and site preparation) on the site which could potentially harm important archaeology.*

**14.** *No development shall take place within the site (including any site clearance or demolition works) until the applicant, or their agents or successors in title, has produced detailed drawings of all ground works, including foundations, roadways, drainage and cable runs (including those of statutory undertakers), which have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the location, extent and depth of all excavations and these works shall be carried out and completed in accordance with details as approved.*

*Reason: The site is within an area of archaeological interest and the Council to protect any significant archaeological remains during from avoidable disturbance. This is a pre-commencement condition to prevent the commencement of any works (including groundworks and site preparation) on the site which could potentially harm important archaeology.*

Condition **12** of the committee report is re-numbered condition **15**

<b>Item No.</b>	<b>Application No.</b>	<b>Address</b>
2.	14/05823/FUL	Site Of Demolished Canal Cottages Tow Path Kennet And Avon Canal Bathwick Bath

Further information in support of the proposal was received from the agent, including:

- Density Analysis; (14 May 2015)
- Density, Height and Massing Plan; (14 May 2015)
- Contextual Response; (03 June 2015) and
- Committee Report Response (3 June 2015).

Also 7 emails were received from the agent drawing attention to:

- characteristics and history of the site;
- the schemes approved in the vicinity (i.e. Summerfield School Lime Grove Site (Planning Ref: 12/00980/FUL); Greenways, Darlington Place, Bathwick, Bath, BA2 6BY (Planning Ref: 96/00450/FUL) and Widcombe Social Club site (Planning ref: 12/03234/FUL)). These are argued to be precedents that form a material consideration in favour of the proposal.

All the above documents are available for viewing on public website.

The issues raised by the agent have been carefully looked at, however the development at Widcombe Lock and other sites, are not considered to set a precedent for the proposal in question.