

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

**10th June 2015**

**DECISIONS**

<b>Item No:</b>	01	
<b>Application No:</b>	14/05823/FUL	
<b>Site Location:</b>	Site Of Demolished Canal Cottages, Tow Path Kennet And Avon Canal, Bathwick, 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 two-storey dwelling with single-storey annexe on site of demolished canal cottage row and outbuildings.	
<b>Constraints:</b>	Agric Land Class 3b,4,5, Allotments, Conservation Area, Forest of Avon, Hotspring Protection, MOD Safeguarded Areas, World Heritage Site,	
<b>Applicant:</b>	Ms Marian Sange	
<b>Expiry Date:</b>	6th March 2015	
<b>Case Officer:</b>	Sasha Berezina	

**DECISION REFUSE**

1 The proposal by reason of its location and bulk fails to preserve the setting of the listed buildings and would harmfully affect the character and appearance of this part of Bath Conservation Area and the wider Bath World Heritage Site, contrary to the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework, The Core Strategy Policy B4, and the saved policies BH.2, BH.6, BH.15, D.2 and D.4 of the Bath and North East Local Plan, including minerals and waste policies, adopted October 2007.

**PLANS LIST:**

This decision relates to drawings numbered 86-E001A, E002A, P100, P101, P102, P103, P104, P105, P106, P108, P203 and P204, received by the Council on 20th December 2014 and drawing numbered 86-E000B, received by the Council on 2nd April 2015.

<b>Item No:</b>	02
<b>Application No:</b>	14/03990/FUL
<b>Site Location:</b>	Parcel 2900, Greenhouse Lane, Nempnett Thrubwell, Bristol
<b>Ward:</b> Chew Valley South	<b>Parish:</b> Nempnett Thrubwell <b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application
<b>Proposal:</b>	Installation of a solar park with an output of approximately 4.76MW on land associated with Howgrove Farm.
<b>Constraints:</b>	Airport Safeguarding Zones, Agric Land Class 1,2,3a, Forest of Avon, Greenbelt, Public Right of Way, SSSI - Impact Risk Zones, Water Source Areas,
<b>Applicant:</b>	Green Switch Developments Ltd
<b>Expiry Date:</b>	10th April 2015
<b>Case Officer:</b>	Chris Griggs-Trevarthen

## DECISION REFUSE

1 The proposed development is inappropriate development in the Green Belt and would result in a significant loss of openness. The benefits of the scheme would not clearly outweigh the harm to the Green Belt and its rural character. It is therefore considered that very special circumstances do not exist to justify the proposed development in the Green Belt. The proposal is therefore contrary to policy CP8 of the Bath and North East Somerset Core Strategy, policy GB.2 of the Bath and North East Somerset Local Plan and guidance in the National Planning Policy Framework.

2 The proposed development, due to its siting, scale and urbanising effect, would have a significant adverse impact upon the rural character and appearance of the site and its surroundings. The proposal is therefore contrary to policy NE.1 of the Bath and North East Somerset Local Plan 2007, policy CP6 of the Bath and North East Somerset adopted Core Strategy 2014 and the National Planning Policy Framework.

## PLANS LIST:

GSS100A\_001 CCTV details  
GSS100A\_002 Inverter housing plans and elevations  
GSS100A\_003 Fence detail  
GSS 100A\_004 Gate detail  
Landscaping Plan Revision A  
Proposed PV Layout Revision I  
Trench Detail  
Solar Panel Details  
Switch Room Substation Plans and Elevations