

BATH AND NORTH EAST SOMERSET COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE

1st July 2015

DECISIONS

Item No:	01	
Application No:	14/05899/OUT	
Site Location:	Leacroft House, Bristol Road, West Harptree, Bristol	
Ward: Mendip	Parish: West Harptree	LB Grade: N/A
Application Type:	Outline Application	
Proposal:	Erection of new dwellings, access, landscaping and attenuation pond and refurbishment of Leacroft House, following demolition of Leacroft Bungalow and outbuildings associated with former builders yard.	
Constraints:	Airport Safeguarding Zones, Agric Land Class 1,2,3a, Area of Outstanding Natural Beauty, Housing Development Boundary, Public Right of Way, SSSI - Impact Risk Zones, Water Source Areas,	
Applicant:	Mr & Mrs Payne	
Expiry Date:	3rd July 2015	
Case Officer:	Rachel Tadman	

DECISION

Deferred for site visit to view site and its surroundings.

Item No:	02	
Application No:	15/01299/LBA	
Site Location:	Town Hall, The Island, Midsomer Norton, Radstock	
Ward: Midsomer Norton Redfield	Parish: Midsomer Norton	LB Grade: II
Application Type:	Listed Building Consent (Alts/exts)	
Proposal:	Internal and external alterations for the refurbishment and extension of existing town hall to re-instate ground floor market hall and improve access throughout.	
Constraints:	Agric Land Class 3b,4,5, City/Town Centre Shopping Areas, Coal - Standing Advice Area, Conservation Area, Forest of Avon, Housing Development Boundary, Listed Building, SSSI - Impact Risk Zones,	
Applicant:	Midsomer Norton Town Council	
Expiry Date:	15th May 2015	
Case Officer:	Laura Batham	

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 Prior to the application of any external surfaces, a sample panel of all external walling materials to be used shall be erected on site, approved in writing by the Local Planning Authority, and kept on site for reference until the development is completed. Once approved, the development shall be constructed in accordance with the sample panel.

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

3 Prior to the application of any external surfaces, a schedule of materials and finishes, and samples of the materials to be used in the construction of the external surfaces, including roofs and windows shall be 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.

4 Prior to any internal works, full joinery details shall be submitted to and approved in writing by the Local Planning Authority. Once approved the details shall be fully implemented.

Reason: To safeguard the character and appearance of the building.

5 Prior to any works to the access ramp on the north west elevation, full details of the access ramp and associated works shall be submitted to and approved in writing by the local planning Authority. Once approved, the works shall be undertaken in accordance with the approved details.

Reason: In the interest of the listed building and impact upon the conservation area.

6 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 drawings received on 19th March 2015:

PH3_014_001_001
PH3_014_001_102
PH3_014_001_103
PH3_014_001_104
PH3_014_001_105
PH3_014_001_106
PH3_014_001_107

PH3_014_001_108
PH3_014_001_109
PH3_014_001_110
PH3_014_001_111

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.

Item No:	03	
Application No:	15/01298/FUL	
Site Location:	Town Hall, The Island, Midsomer Norton, Radstock	
Ward: Midsomer Norton Redfield	Parish: Midsomer Norton	LB Grade: II
Application Type:	Full Application	
Proposal:	Refurbishment and extension of existing town hall to re-instate ground floor market hall and improve access throughout.	
Constraints:	Agric Land Class 3b,4,5, City/Town Centre Shopping Areas, Coal - Standing Advice Area, Conservation Area, Forest of Avon, Housing Development Boundary, Listed Building, SSSI - Impact Risk Zones,	
Applicant:	Midsomer Norton Town Council	
Expiry Date:	15th May 2015	
Case Officer:	Laura Batham	

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 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 watching brief during ground works on the site, 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.

Reason: The site is within an area of significant archaeological interest and the Council will wish to examine and record items of interest discovered. Due to the risk of any

evidence being disturbed if works commence, this information is requested prior to commencement.

3 No development or demolition 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 record of those parts of the building(s), which are to be demolished, disturbed or concealed 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.

Reason: The building is of significant archaeological interest and the Council will wish to examine and record features of architectural interest. Due to the risk of any evidence being disturbed if works commence, this information is requested prior to commencement.

4 Prior to construction of the extension hereby approved, written confirmation shall be submitted from the relevant authority (Environment Agency or Wessex water respectively) confirming acceptance of the flows and agreeing the proposed discharge rates and points of connection. Once approved, the details shall be fully implemented.

Reason: In the interests of flood risk management.

5 Prior to the first use of the extension hereby approved, full details of bin storage shall be submitted to and approved in writing to the Local Planning Authority. Once approved the development shall be fully implemented in accordance with the approved details and retained thereafter.

Reason: To ensure the appropriate storage of rubbish.

6 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 drawings received on 19th March 2015:

PH3_014_001_001
PH3_014_001_102
PH3_014_001_103
PH3_014_001_104
PH3_014_001_105
PH3_014_001_106
PH3_014_001_107
PH3_014_001_108
PH3_014_001_109
PH3_014_001_110
PH3_014_001_111

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.

Item No:	04
Application No:	15/01558/FUL
Site Location:	Land Adj Old Methodist Church, High Street, Twerton, Bath
Ward: Twerton	Parish: N/A LB Grade: N/A
Application Type:	Full Application
Proposal:	Construction of 4no one bedroom flats with associated landscaping (Revised proposal)
Constraints:	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,
Applicant:	Mr Neill Menneer
Expiry Date:	15th June 2015
Case Officer:	Sasha Berezina

DECISION REFUSE

1 The proposed development due to its siting and bulk would result in significant and unacceptable harm being caused to the living conditions of the occupiers of the neighbouring dwellings. The proposed scheme is therefore considered to conflict with the requirements of Policy D.2 of the Bath and North East Somerset Local Plan (including minerals and waste policies) Adopted October 2007.

PLANS LIST:

- OS Extract 07 Apr 2015 01A LOCATION AND BLOCK PLAN AS EXISTING
- Photo 07 Apr 2015 02 PHOTOGRAPHS
- Drawing 07 Apr 2015 11D SITE PLAN AS EXISTING
- Drawing 07 Apr 2015 12C SITE SECTIONS AS EXISTING
- Drawing 07 Apr 2015 13E SITE AND GROUND FLOOR PLAN AS PROPOSED
- Drawing 07 Apr 2015 14E SITE AND FIRST FLOOR PLAN AS PROPOSED
- Drawing 07 Apr 2015 15E SITE AND ROOF PLAN AS PROPOSED
- Drawing 07 Apr 2015 16F SITE SECTIONS AS PROPOSED
- Drawing 07 Apr 2015 17E WEST AND SOUTH ELEVATIONS AS PROPOSED
- Drawing 07 Apr 2015 18F EAST AND NORTH ELEVATIONS AS PROPOSED
- Drawing 07 Apr 2015 19B GROUND FLOOR PLAN AS PROPOSED
- Drawing 07 Apr 2015 20B FIRST FLOOR PLAN AS PROPOSED
- Drawing 07 Apr 2015 21B ROOF PLAN AS PROPOSED
- Drawing 07 Apr 2015 22B SECTIONS AS PROPOSED
- Drawing 07 Apr 2015 23B WEST AND SOUTH ELEVATIONS AS PROPOSED

Drawing 07 Apr 2015 24B EAST AND NORTH ELEVATIONS AS PROPOSED
Drawing 07 Apr 2015 25C LANDSCAPE PLAN AS PROPOSED

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 and the applicant have worked together seeking to overcome reasons for refusal, however it has not been possible to address the fundamental issues outlined above.

Item No:	05	
Application No:	15/01712/FUL	
Site Location:	Greenacre, Warminster Road, Freshford, Bath	
Ward: Bathavon South	Parish: Freshford	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of 1no. detached dwelling with new vehicular access off Midford Lane and associated works	
Constraints:	Agric Land Class 1,2,3a, Area of Outstanding Natural Beauty, Greenbelt, Mineral Consultation, MOD Safeguarded Areas, SSSI - Impact Risk Zones,	
Applicant:	Mr Peter Pearson	
Expiry Date:	10th June 2015	
Case Officer:	Victoria Griffin	

DECISION REFUSE

1 The proposed development, by virtue of its size, scale, massing and design, in its position within the garden of the host building would be visually prominent, detracting from the rural character of this part of the Cotswold Area of Outstanding Natural Beauty and the openness of this part of the Green Belt, contrary to saved Policies D2, D4, GB.2 and NE.2 of the Bath & North East Somerset Local Plan Including Minerals and Waste Policies Adopted October 2007 and policy CP8 of the Core Strategy (Adopted July 2014).

PLANS LIST:

This decision relates to the following plans/documents:

1353.P.100 revision B
1353.P.001 revision B
1353.P.002 revision B
1353.P.101 revision B
1353.P.110 revision B

1353.P.111 revision B
1353.P.200 revision B
1353.P.300 revision B
1353.P.201 revision B
1353.P.202 revision B
1353.P.203 revision B
1353.P.301 revision B
1353.P.302 revision B
1353.P.303 revision B

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. Notwithstanding informal advice offered by the Local Planning Authority the submitted application was unacceptable for the stated reasons and the applicant was advised that the application was to be recommended for refusal. Despite this the applicant choose not to withdraw the application and having regard to the need to avoid unnecessary delay the Local Planning Authority moved forward and issued its decision. In considering whether to prepare a further application the applicant's attention is drawn to the original discussion/negotiation.

Item No:	06	
Application No:	15/01336/FUL	
Site Location:	Shortwood Common Cottage, Hook Lane, Hinton Blewett, Radstock	
Ward: Mendip	Parish: Hinton Blewett	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of two storey side and rear extension following demolition of existing kitchen area and detached garages	
Constraints:	Airport Safeguarding Zones, Agric Land Class 3b,4,5, Area of Outstanding Natural Beauty, Coal - Standing Advice Area, SSSI - Impact Risk Zones,	
Applicant:	Mr & Mrs J Hill	
Expiry Date:	8th July 2015	
Case Officer:	Martin Almond	

DECISION

Deferred for site visit to view site and its surroundings.