

<b>Item No:</b>	01	
<b>Application No:</b>	15/01871/RES	
<b>Site Location:</b>	Former Gwr Railway Line, Frome Road, Radstock,	
<b>Ward:</b> Radstock	<b>Parish:</b> Radstock	<b>LB Grade:</b> N/A
<b>Application Type:</b>	PI Permission (Approval Reserved Matters)	
<b>Proposal:</b>	Approval of reserved matters with regard to outline application 13/02436/EOUT for the construction of a road on Area 3 of the development site.	
<b>Constraints:</b>	Agric Land Class 1,2,3a, Agric Land Class 3b,4,5, City/Town Centre Shopping Areas, Coal - Standing Advice Area, Conservation Area, Flood Zone 2, Flood Zone 3, Forest of Avon, General Development Site, Housing Development Boundary, Prime Shop Front, Public Right of Way, Land of recreational value, SSSI - Impact Risk Zones, Sustainable Transport,	
<b>Applicant:</b>	Linden Limited	
<b>Expiry Date:</b>	27th August 2015	
<b>Case Officer:</b>	Sarah James	

**DECISION APPROVE**

1 No works shall commence until a full Ecological and Track Bed Habitat Re-Creation Method Statement, providing proposed details and methods for recovery of track bed materials, and re-laying and establishment of track bed habitat, and details of responsibilities for works and ecological supervision, and all other necessary ecological protection and compensation measures and procedures, has been submitted to and approved in writing by the Local Planning Authority. All works shall thereafter proceed in full accordance with the approved Ecological and Track Bed Habitat Re-Creation Method Statement.

Reason: to ensure appropriate methods of working and method for replacement of trackbed habitat in accordance with previously approved plans and documents, as part of the overall ecological mitigation and compensation strategy

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:**

4467 400 A, 401 A, 402, 403, B15121 750 A1, 1100 Rev A3, 150 Rev A3, 500 Rev A1, 700 Rev A3, 710 Rev A3, 110 Rev A4, 14096 (05) 1003 Rev A.

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>	02	
<b>Application No:</b>	14/04003/OUT	
<b>Site Location:</b>	Parcel 6781, Cobblers Way, Westfield, Radstock	
<b>Ward:</b> Westfield	<b>Parish:</b> Westfield	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Outline Application	
<b>Proposal:</b>	Outline planning application (all matters reserved aside from access) seeking permission for 81 no. residential dwellings and associated works on land at the former St Peter's Factory, Cobblers Way, Westfield, Radstock.	
<b>Constraints:</b>	Agric Land Class 3b,4,5, Coal - Standing Advice Area, Forest of Avon, General Development Site, Site Of Special Scientific Interest (SI),	
<b>Applicant:</b>	Oval Homes	
<b>Expiry Date:</b>	28th August 2015	
<b>Case Officer:</b>	Rachel Tadman	

**DECISION** Delegate to PERMIT. Pending section 106 Agreement

0 Authorise the Group Manager, Development Management, in consultation with the Head of Legal and Democratic Services, to enter into a section 106 agreement to provide the following:

1. Highways

Upgrading of the Public Right of Way that runs from the northern corner of the site to the A367 Wells Road, to encourage its use and therefore improve access to public transport.

2. Affordable Housing

30% affordable housing provision in accordance with Policy CP9 and the Planning Obligations SPD

3. Open Space and Landscape

An Open Space and Landscape management plan is required, prior to commencement, to secure the long term management and maintenance of green community space, areas of retained and new planting provided within the development (including those not within plot boundaries), and shall indicate the areas to be managed and set out the scope, timing and frequency of specific maintenance operations to achieve these objectives.

4. Cycle Path

The provision of a cycle path and a management plan to secure its long term management and maintenance.

## 5. Economic Development

Targeted Recruitment and Training and contributions comprising:

- o 14 x 16 hour work experience placements on site
- o 2 x on site apprenticeship starts
- o 2 x Job opportunities advertised through Department of Work & Pensions
- o Contribution of £6,250

B Upon completion of the agreement, authorise the Group Manager, Development, to permit the application subject to the following conditions:

1 The development hereby approved shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the latest.

Reason: As required by Section 92 of the Town and Country Planning Act (as amended), and to avoid the accumulation of unimplemented planning permissions.

2 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: As required by Section 92 of the Town and Country Planning Act 1990 (as amended) and to avoid the accumulation of unimplemented planning permissions.

3 Approval of the details of the (a) layout, (b) scale, (c) appearance and (e) landscaping of the site (hereinafter called the reserved matters) shall be obtained from the Local Planning Authority before any development is commenced.

Reason: This is an outline planning permission and these matters have been reserved for the subsequent approval of the Local Planning Authority under the provisions of Section 92 of the Town and Country Planning Act (as amended) and Parts 1 and 3 of the General Development Procedure Order 2015.

4 No dwelling shall be occupied until its associated screen walls/fences or other means of enclosure have been erected in accordance with the approved plans and thereafter retained.

Reason: In the interests of privacy and/or visual amenity.

5 All hard and/or soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed in writing with the Local Planning Authority. Any trees or plants indicated on the approved scheme which, within a period of five years from the date of the development being completed, die, are removed or become seriously damaged or diseased shall be replaced during the next planting season with other trees or plants of a species and size to be first approved in writing by

the Local Planning Authority. All hard landscape works shall be permanently retained in accordance with the approved details.

Reason: To ensure that the landscape scheme is implemented and maintained.

6 No development shall take place until a Detailed Arboricultural Method Statement with Tree Protection Plan produced by an appropriately experienced and qualified person has been submitted to and approved in writing by the Local Planning Authority. The final method statement shall incorporate a provisional programme of works incorporating a tree works schedule; supervision and monitoring details by the applicants appointed Arboriculturalist and provision of site visit records and certificates of completion. The statement should also include the control of potentially harmful operations such as the storage, handling and mixing of materials on site, burning, location of site office, service run locations including soakaway locations and movement of people and machinery.

The development shall thereafter be carried out in accordance with the approved Arboricultural Method Statement. A signed certificate of compliance shall be provided by the appointed arboriculturalist to the Local Planning Authority on completion of the construction of the development.

Reason: Further information is required to ensure that the trees to be retained are adequately protected before development commences and to ensure that they are not damaged during the construction period.

7 No development shall commence until details of the access, parking and turning areas, including surfacing details, where they relate to individual plot parking or shared parking areas, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out strictly in accordance with the approved details before each dwelling is occupied and shall not thereafter be used other than for the access, parking or turning of vehicles in connection with the development hereby permitted.

Reason: The information is required prior to commencement of development to ensure that the detailed design of the access, parking and turning areas are considered to be acceptable and to ensure that the development can thereafter be constructed in accordance with the details which is also in the interests of amenity and highway safety.

8 The proposed estate roads, including footpaths and turning spaces where applicable, shall be constructed in such a manner as to ensure that each dwelling before it is occupied shall be served by a properly bound and compacted footpath and carriageway to at least base course level between the dwelling and existing highway.

Reason: To ensure that the development is served by an adequate means of access.

9 No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include details of deliveries (including storage arrangements and timings), contractor parking, traffic management and hours of working. A programme of condition surveys of the local highway network shall be included, and all damage resulting from development made good.

Reason: The details of how the construction period will be managed needs to be considered before commencement of development to ensure the safe operation and ongoing condition of the highway and residential amenity.

10 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 excavation of all significant deposits and features, which are to be disturbed 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. Thereafter the building works shall incorporate any building techniques and measures necessary to mitigate the loss or destruction of any further archaeological remains.

Reason: As the site is within an area of potential archaeological interest and the Council will wish to evaluate the significance and extent of any archaeological remains before they are potentially destroyed by the construction process.

11 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.

12 No development shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme to be submitted shall meet the following criteria:

1. Any outflow from the site must be limited to Greenfield run-off rates and discharged incrementally for all return periods up to and including the 1 in 100 year storm.
2. The surface water drainage system must incorporate enough attenuation to deal with the surface water run-off from the site up to the critical 1% Annual Probability of Flooding (or 1 in a 100-year flood) event, including an allowance for climate change for the lifetime of the development. Drainage calculations must be included to demonstrate this (e.g. Windes or similar sewer modelling package calculations that include the necessary attenuation volume).
3. If there is any surcharge and flooding from the system, overland flood flow routes and "collection" areas on site (e.g. car parks, landscaping) must be shown on a drawing. CIRIA good practice guide for designing for exceedance in urban drainage (C635) should be used. The run-off from the site during a 1 in 100 year storm plus an allowance for climate change must be contained on the site and must not reach unsafe depths on site.
4. The adoption and maintenance of the drainage system must be addressed and clearly stated.

The scheme shall thereafter be implemented in accordance with the approved details before the development is completed. The scheme shall also include details of how the scheme shall be maintained and managed after completion.

Reason: Further details with regard to drainage of the site are required to ensure that an acceptable drainage system is provided and, as it would be located below ground, the details are required prior to the commencement of the construction process which is, overall, in the interests of flood risk management and highway safety.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system.

13 Prior to the commencement of development a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved by the local planning authority. That scheme shall include all of the following elements unless specifically excluded, in writing, by the Local Planning Authority.

1. A desk study identifying:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site

2. A site investigation scheme, based on (1) to provide information for an assessment of the risk to all receptors that may be affected, including those off site.

3. The results of the site investigation and risk assessment (2) and a method statement based on those results giving full details of the remediation measures required and how they are to be undertaken.

4. A verification report on completion of the works set out in (3) confirming the remediation measures that have been undertaken in accordance with the method statement and setting out measures for maintenance, further monitoring and reporting.

The risk management framework provided in CLR11, Model Procedures for the Management of Land Contamination should be followed when dealing with land affected by contamination. It provides the technical framework for structured decision-making regarding land contamination. It is available from [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk).

Reason: In order to ensure that the land is suitable for the intended uses and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors and Controlled Waters and in accordance with section 11 of the National Planning Policy Framework. These details are required prior to commencement of development as any contamination of the site would need to be understood, addressed and remediated prior to construction commencing.

14 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the Method Statement detailing how this unsuspected contamination shall be dealt with.

Reason: In order to ensure that the land is suitable for the intended uses and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors and Controlled Waters and in accordance with section 11 of the National Planning Policy Framework.

15 No infiltration of surface water drainage into the ground is permitted except in those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters and only when full details have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out strictly in accordance with the approved details.

Reason: To prevent pollution of controlled waters, while the use of soakaways and porous paving is likely to be acceptable it will depend upon the level of risk posed to controlled waters by any contamination present.

16 No occupation shall commence until full details of a noise barrier and its location, as referred to in Figure 2 of the submitted noise assessment, which should be designed to be of sufficient mass, density and with the absence of gaps which may allow flanking transmission around its edges, has been submitted to and approved in writing by the Local Planning Authority. The noise barrier shall thereafter be erected and completed prior to the occupation of any dwelling within the approved development.

Reason: To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Local Planning Policy.

17 On completion of the works but prior to the occupation of each individual dwelling within the approved development, the applicant shall submit to and have approved in writing by the Local Planning Authority, an assessment from a competent person to demonstrate that the relevant dwelling has been constructed to provide sound attenuation against external noise in accordance with BS8233:2014. The following levels shall be achieved: Maximum internal noise levels of 35dBLAeq,16hr and 30dBLAeq,8hr for living rooms and bedrooms during the daytime and night time respectively. For bedrooms at night individual noise events (measured with F time-weighting) shall not (normally) exceed 45dBLAmax.

Reason: To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Local Planning Policy.

18 No development shall commence, including site clearance, until full details of a Wildlife Protection, Habitat Provision and Conservation Management Scheme have been submitted to and approved in writing by the Local Planning Authority. This plan must be produced and implemented by a suitably experienced ecologist. These details shall include:

a. A Reptile Mitigation Plan, in accordance with the recommendation of the approved Reptile Survey Report, which must include: installation of reptile fencing to provide exclusion zones, which may also function as receptor sites where suitable habitat is to be retained within the development site; method statement for trapping and removal (translocation) of animals from the affected areas during the appropriate season; provision of safe receptor sites that provide suitable habitat and conditions, and are considered not to already be at capacity for an existing slow-worm population (ie can accommodate additional animals within the given area); a map showing the receptor site/s, to include off-site receptor sites if necessary, should there be insufficient capacity on site for the number of animals present. The Plan must include proposals for reporting to the LPA on

mitigation outcomes to include reporting on numbers of animals trapped and relocated, and receptor site preparation and suitable habitat provision; and monitoring proposals.

b. Details of all other necessary measures for the protection of wildlife and avoidance of harm to wildlife during the construction phase, to include as applicable, precommencement checks or update surveys and reporting of findings; appropriate timing of works to avoid harm to nesting birds

c. Details of all measures for retention or replacement of wildlife habitat including sufficient area to be provided that will be suitable habitat for reptiles; habitats suitable for invertebrates and to retain or replace botanical value at the site. All details of habitat provision to be fully incorporated into the final layout and landscape design and shown on all relevant plans and drawings in Reserved Matters applications

d. Details of long term management prescriptions for all areas of wildlife habitat including hedgerows, reptile habitat, wild flower grassland; management prescriptions to include methods, frequency, timing, allocation of responsibility, and funding mechanism, with corresponding management areas to also be shown on a plan that corresponds to the proposed landscape design

e. Details of all other appropriate ecological mitigation and enhancement proposals, with measures to be fully incorporated into the scheme and shown on all relevant plans and drawings

All works within the scheme shall be carried out in accordance with the approved details, unless otherwise approved in writing by the local planning authority.

Reason: Further details are required to detail measures mitigate for ecological impacts and to avoid harm to reptiles and other wildlife prior to commencement of construction in order to avoid damage to protected species during and after the construction period.

19 Prior to the commencement of construction, full details of proposed lighting design and predicted light levels shall be submitted to the Local Planning Authority for approval in writing. The scheme shall provide lux level plans showing that there shall be no light spill within the dark zones as show on approved drawing HS3001F "Dark Bat Flight Route" and showing that within these zones predicted lux levels shall not increase above existing levels. The lighting design scheme shall provide plans showing lamp specifications, positions, heights, numbers and provide details of all necessary measures to minimise potential effects on bats through lighting design, directional lighting, screening, use of "warm white" LED and dimming, as applicable. Upon approval in writing, the details shall be implemented and thereafter the development shall be operated in accordance with the approved details

Reason: Further details are required to ensure that a sensitive lighting design is incorporated into the scheme prior to commencement of construction in order to avoid harm to bat activity and other wildlife protected species during and after the construction period.

20 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 nos 902, SPP002, SSP004, SSP004, SSP008, HS3001F "Dark Bat Flight Route"



#### Planning Informative(s):

If any controlled waste is to be removed off site, then the site operator must ensure a registered waste carrier is used to convey the waste material off site to a suitably authorised facility. The Duty of Care regulations for dealing with waste materials are applicable for any waste movements.

#### Advice to Applicant:

Safeguards should be implemented during the construction phase to minimise the risks of pollution and detrimental effects to the water interests in and around the site. Such safeguards should cover:

- the use machinery
- storage of oils/chemicals and materials
- the routing of heavy vehicles
- the location of work and storage areas
- the control and removal of spoil and wastes

We recommend the applicant refer to our Pollution Prevention Guidelines, which can be found at: <https://www.gov.uk/government/collections/pollution-prevention-guidance-ppg>

#### Decision making 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, and expanded upon in a related case officer's report, a positive view of the revised proposals was taken and consent was granted.

#### 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).

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)

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

<b>Item No:</b>	03
<b>Application No:</b>	15/02931/FUL
<b>Site Location:</b>	43 Upper Oldfield Park, Oldfield Park, 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 14no residential apartments with parking and shared grounds (Revised Proposal)(Retrospective)
<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, World Heritage Site,
<b>Applicant:</b>	Landmark Developments Limited
<b>Expiry Date:</b>	28th September 2015
<b>Case Officer:</b>	Rachel Tadman

**DECISION** Deferred to the next Development Management Committee meeting

<b>Item No:</b>	04
<b>Application No:</b>	14/01379/FUL
<b>Site Location:</b>	Rough Ground And Buildings, Queen Charlton Lane, Queen Charlton, Bristol
<b>Ward:</b> Farmborough	<b>Parish:</b> Compton Dando <b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application
<b>Proposal:</b>	Change of use of land to private gypsy and traveller caravan site (Retrospective) (Resubmission of 13/02781/FUL)
<b>Constraints:</b>	Airport Safeguarding Zones, Agric Land Class 1,2,3a, Forest of Avon, Greenbelt,
<b>Applicant:</b>	Mrs K O'Connor
<b>Expiry Date:</b>	19th May 2014
<b>Case Officer:</b>	Chris Griggs-Trevarthen

**DECISION** REFUSE. Development Committee agreed with officer recommendations

1 The proposed development is inappropriate development in the Green Belt, which would harm openness and would be contrary to its purpose of safeguarding the countryside from encroachment. Material considerations in favour of the proposal do not clearly outweigh the harm to the Green Belt and the other harm identified. It is therefore considered that 'very special circumstances' do not exist to justify the development. The

proposal is therefore contrary to policies CP8 and CP11 of the Bath and North East Somerset Core Strategy (2014), the National Planning Policy Framework (2012) and Planning Policy for Traveller Sites (2012).

2 The proposed development would be harmful to the open rural character of the area and detrimental to the surrounding rural landscape contrary to policies NE.1 and GB.2 of the Bath and North East Somerset Local Plan (2007).

3 The proposed development would harm the setting of the Queen Charlton Conservation Area contrary to policy BH.6 of the Bath and North East Somerset Local Plan (2007) and the National Planning Policy Framework (2012).

4 The proposed development is in an unsustainable location and will result in increased reliance on the use of the private motor vehicle contrary to policy T.1 of the Local Plan and the National Planning Policy Framework (2012).

#### **PLANS LIST:**

Site Location Plan  
Site Location  
Basic Survey  
TDA.2041.01

#### **DECISION MAKING 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. The Council have worked positively with the applicant to obtain all the relevant information to support the application, including numerous site visits. Unfortunately, for the reasons stated, the application was recommended for refusal.

<b>Item No:</b>	05	
<b>Application No:</b>	15/02042/LBA	
<b>Site Location:</b>	582 Bath Road, Saltford, Bristol, Bath And North East Somerset	
<b>Ward:</b> Saltford	<b>Parish:</b> Saltford	<b>LB Grade:</b> II
<b>Application Type:</b>	Listed Building Consent (Alts/exts)	
<b>Proposal:</b>	External alterations to include a one and a half storey rear extension to house and alterations and extension to outbuilding.	
<b>Constraints:</b>	Agric Land Class 1,2,3a, Forest of Avon, Greenbelt, Housing Development Boundary, Listed Building, MOD Safeguarded Areas, SSSI - Impact Risk Zones, Tree Preservation Order,	
<b>Applicant:</b>	Mr L Metcalfe	
<b>Expiry Date:</b>	13th July 2015	
<b>Case Officer:</b>	Sasha Berezina	

**DECISION** Overturned. CONSENT subject to condition.

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 construction of the external surfaces of the extension hereby approved shall not 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: To safeguard the character and appearance of the Listed Building.

3 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:**

Drawing	05 May 2015	3010/28/P1	SITE LOCATION PLAN, BLOCK PLANS AND SITE SECTION
OS Extract	19 May 2015	P(0)01	EXISTING SITE LOCATION PLAN
Drawing	19 May 2015	P(0)02	PROPOSED SITE LOCATION PLAN
Drawing	05 May 2015	P(0)05	EXISTING PLANS
Drawing	05 May 2015	P(0)06	EXISTING ELEVATIONS
Drawing	05 May 2015	P(0)10	PROPOSED PLANS
Drawing	05 May 2015	P(0)11	PROPOSED ELEVATIONS

#### **DECISION MAKING 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. For the reasons given by the Committee a positive view of the submitted proposals was taken and consent was granted.

#### **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>	06
<b>Application No:</b>	15/02041/FUL
<b>Site Location:</b>	582 Bath Road, Saltford, Bristol, Bath And North East Somerset
<b>Ward:</b> Saltford	<b>Parish:</b> Saltford <b>LB Grade:</b> II
<b>Application Type:</b>	Full Application
<b>Proposal:</b>	Erection of one and a half storey extension and alterations and extension to an existing outbuilding.
<b>Constraints:</b>	Agric Land Class 1,2,3a, Forest of Avon, Greenbelt, Housing Development Boundary, Listed Building, MOD Safeguarded Areas, SSSI - Impact Risk Zones, Tree Preservation Order,
<b>Applicant:</b>	Mr L Metcalfe
<b>Expiry Date:</b>	13th July 2015
<b>Case Officer:</b>	Sasha Berezina

**DECISION** Overturned. 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 No development shall take place until an annotated tree protection plan identifying measures to protect the trees to be retained has been submitted to and approved in writing by the Local Planning Authority. The plan shall include proposed tree protection measures during site preparation (including demolition and clearance), during construction and landscaping operations. The plan should also take into account the control of potentially harmful operations such as the storage, handling and mixing of materials on site, burning, and movement of people and machinery.

Reason: To ensure that no excavation, tipping, burning, storing of materials or any other activity takes place which would adversely affect the trees to be retained. This condition has to be pre-commencement because works started before these details are approved could cause harm to retained trees.

3 No development activity shall commence until the protective measures as stated in the approved annotated tree protection plan are implemented. The local planning authority is to be advised in writing two weeks prior to development commencing of the fact that the tree protection measures as required are in place with the submission of photographic evidence.

Reason: To ensure that the trees are protected from potentially damaging activities. This condition has to be pre-commencement because works started before these details are in place could cause harm to retained trees.

4 The guest bedroom/summer house (as shown on drawing no. 1507 P(0)10A) shall only be used for purposes ancillary to the main dwelling, 582 Bath Road, and shall not be occupied as a separate dwelling.

Reason: For the avoidance of doubt and to prevent the creation of a separate planning unit.

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:**

Drawing	05 May 2015	3010/28/P1	SITE LOCATION PLAN, BLOCK PLANS AND SITE SECTION
OS Extract	19 May 2015	P(0)01	EXISTING SITE LOCATION PLAN
Drawing	19 May 2015	P(0)02	PROPOSED SITE LOCATION PLAN
Drawing	05 May 2015	P(0)05	EXISTING PLANS
Drawing	05 May 2015	P(0)06	EXISTING ELEVATIONS
Drawing	05 May 2015	P(0)10	PROPOSED PLANS
Drawing	05 May 2015	P(0)11	PROPOSED ELEVATIONS

#### **DECISION MAKING 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. For the reasons given by the Committee a positive view of the submitted proposals was taken and consent was granted.

#### **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>	07	
<b>Application No:</b>	15/02171/FUL	
<b>Site Location:</b>	1 Back Lane, Keynsham, BS31 1ET,	
<b>Ward:</b> Keynsham North	<b>Parish:</b> Keynsham Town Council	<b>LB Grade:</b> II
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Erection of a timber shed and willow hurdle privacy screening (retrospective).	

<b>Constraints:</b>	Agric Land Class 3b,4,5, City/Town Centre Shopping Areas, Conservation Area, Forest of Avon, Housing Development Boundary, Listed Building, SSSI - Impact Risk Zones,
<b>Applicant:</b>	Mr Keith Poulter
<b>Expiry Date:</b>	14th July 2015
<b>Case Officer:</b>	Sasha Berezina

**DECISION** Overturned. PERMIT subject to conditions.

1 If the planting along the southern boundary of the site indicated on the approved plan 'Block Plan A' , dies, is removed or becomes seriously damaged or diseased within a period of five years from the date of this permission, it shall be replaced during the next planting season with other trees or plants of a species and size to be first approved in writing by the Local Planning Authority. All landscape works shall be permanently retained in accordance with the approved details.

Reason: To ensure that the existing planting is maintained in the interest of the character and appearance of the Conservation Area.

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:**

OS Extract	11 May 2015	SITE LOCATION PLAN
OS Extract	11 May 2015	BLOCK PLAN A
OS Extract	11 May 2015	BLOCK PLAN B
Drawing	11 May 2015	GARDEN SHED ELEVATIONS

**DECISION MAKING 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. For the reasons given by the Committee a positive view of the submitted proposals was taken and consent was granted.

<b>Item No:</b>	08
<b>Application No:</b>	15/02830/FUL
<b>Site Location:</b>	Rectory Lodge, Old Bath Road, Combe Hay, Bath
<b>Ward:</b> Bathavon West	<b>Parish:</b> Combe Hay <b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application

<b>Proposal:</b>	Erection of two bedroom single storey side extension and single storey extension to bedroom 3 and hall. Single storey infill side extension to link reception to existing garage. (Revised proposal)
<b>Constraints:</b>	Agric Land Class 3b,4,5, Area of Outstanding Natural Beauty, Conservation Area, Greenbelt, Public Right of Way, SSSI - Impact Risk Zones,
<b>Applicant:</b>	Trevor Osborne
<b>Expiry Date:</b>	20th August 2015
<b>Case Officer:</b>	Chris Griggs-Trevarthen

**DECISION** Overturned. 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 shed to the north of the existing bungalow (annotated on drawing no. RL.5.A) shall be removed prior to the occupation of the development hereby approved.

Reason: In the interests of protecting the openness of the Green Belt.

3 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:**

SITE LOCATION PLAN	RL1
BLOCK PLAN	RL3B
EXISTING ELEVATIONS AND FLOOR PLANS	RL5A
PROPOSED EXTENSION	No drawing number

**DECISION MAKING 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. For the reasons given by the Committee a positive view of the submitted proposals was taken and consent was granted.



<b>Item No:</b>	09
<b>Application No:</b>	15/02017/FUL
<b>Site Location:</b>	105 Midford Road, Odd Down, Bath,
<b>Ward:</b> Lyncombe	<b>Parish:</b> N/A <b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application
<b>Proposal:</b>	Increase the height of the current roof in order to use the loft space for storage. Provision of no.3 velux roof lights.
<b>Constraints:</b>	Agric Land Class 3b,4,5, Article 4, Forest of Avon, Hotspring Protection, MOD Safeguarded Areas, SSSI - Impact Risk Zones, World Heritage Site,
<b>Applicant:</b>	Mr M Parfitt
<b>Expiry Date:</b>	24th July 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 and roofing materials to be used shall match those of the existing building 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 The loft space shall only be used for storage purposes in association with the ground floor use of this building.

Reason: To ensure that there is no increased in demand for additional parking or traffic movements associated with the building that will require further consideration by the Council in the interest of highway safety.

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 4632/2015/02, 4632/2015/03, 4632/2015/04, 4632/2015/05, 4632/2015/06, 4632/2015/07, 4632/2015/08, and 4632/2015/09 received on the 18th May 2015, and Drawing No 4632/2014/01 received on the 1st May 2015.

## 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, and expanded upon in the delegated report, a positive view of the submitted proposals was taken and planning permission was granted.