

BATH AND NORTH EAST SOMERSET COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE

23rd September 2015

DECISIONS

Item No:	01	
Application No:	15/02931/FUL	
Site Location:	43 Upper Oldfield Park, Oldfield Park, Bath,	
Ward: Widcombe	Parish: N/A	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of 14no residential apartments with parking and shared grounds (Revised Proposal)(Retrospective)	
Constraints:	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,	
Applicant:	Landmark Developments Limited	
Expiry Date:	28th September 2015	
Case Officer:	Rachel Tadman	

DECISION Delegate to PERMIT - pending agreement under Section 106 of the Town and Country Planning Act 1990.

A Authorise the Head of Legal and Democratic Services to enter a Section 106 Agreement to secure the following:

The provision of a parking space for the local car share club and membership of the aforementioned club for future residents on a lifetime basis at a ratio of two memberships per flat

B Subject to the prior completion of the above agreement, authorise the Group Manager, Development Management, to PERMIT subject to the following conditions:

1 The development hereby permitted shall be begun before the expiration of 12 months from the date of this permission.

Reason: To ensure that the unauthorised development is regularised without delay.

2 Within 6 months of the date of this permission, a detailed programme for the implementation of the development, as shown on the approved plans, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: The purpose of the planning permission is to regularise the unauthorised development. A programme is therefore required to assist the LPA in monitoring the progress of the development in the interest of the character and appearance of the Conservation Area.

3 Within 6 months of the date of this permission a hard and soft landscape scheme shall be submitted to and approved in writing by the Local Planning Authority; such a scheme shall include details of all walls, fences, trees, hedgerows and other planting which are to be retained; details of new walls, fences and other boundary treatment, finished ground levels; a planting specification to include numbers, density, size, species and positions of all new trees and shrubs; details of the surface treatment of the open parts of the site; and a programme of implementation.

Reason: To ensure the provision of an appropriate landscape setting to the development.

4 All hard and/or soft landscape works shall be carried out in accordance with the approved details and within 12 months of the date of this permission 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.

5 The protective fences erected around the Pine tree on the Junction Road boundary, approved under Condition 4 of planning permission Ref: 07/02461/FUL, and discharged under application Ref: 11/05409/COND, which is located within Hayesfield School site, shall not be removed until the completion of the development. The area within the protected areas are to be kept clear of any building, plant, material, debris and trenching, with the existing ground levels maintained, and there shall be no entry to those areas except for arboricultural or landscape works as otherwise approved.

Reason: To safeguard the areas to be landscaped and the existing trees and planting to be retained within the site.

6 The area allocated for parking and turning on the submitted plan shall be kept clear of obstruction and shall not be used other than for the parking and turning of vehicles in connection with the development hereby permitted.

Reason: In the interests of amenity and road safety.

7 Within 6 months of the date of this permission, or first occupation (whichever is the later), a properly consolidated and surfaced access (not loose stone or gravel) shall be constructed, details of which shall have previously been submitted to and approved by the Local Planning Authority.

Reason: In the interests of highway safety.

8 Within 3 months of the date of this permission the cycle parking indicated on the approved plans shall be provided and shall thereafter be kept clear of obstruction and shall not be used other than for the parking of cycles in connection with the development hereby permitted.

Reason: In the interests of sustainable development.

9 The vehicle access/exit from Junction Road shall not be used other than for servicing and emergency vehicles.

Reason: In the interest of Highway Safety.

10 New resident's welcome packs shall be issued to purchasers within 3 weeks of their first occupation. The packs should include information of bus and train timetable information, information giving examples of fares/ticket options, information on cycle routes, a copy of the Travel Smarter publication, car share, car club information etc. The packs shall have previously been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of sustainable development.

11 Notwithstanding the approved plans and the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no further satellite dishes or microwave antennae shall be attached to any building or erected within the site without the prior written permission of the Local Planning Authority.

Reason: In the interests of the appearance of the development and the character and appearance of the Conservation Area.

12 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no lines, mains, pipes, cables or other apparatus shall be installed or laid on the site other than in accordance with drawings first submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the existing and proposed trees, vegetation and open spaces on the site.

13 Within 6 months of the date of this permission, minimum 1:50 scale details of the proposed front boundary wall and stone piers shall be 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 and within 3 months of the details being approved in writing by the Local Planning Authority.

Reason: In the interests of the appearance of the development and the character and appearance of the Conservation Area.

14 Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2008 (or any order revoking and re-enacting that Order with or without modification) no further solar PV or solar thermal shall be installed on the building hereby approved unless a further planning permission has been granted by the Local Planning Authority.

Reason: In the interests of the appearance of the building and the character and appearance of this part of the Bath Conservation Area.

15 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:

PLANS LIST:

This decision relates to drawing nos 492.5.000, 492.BR.01E, 492.BR.02H, 492.BNR.03H, 492.BR.04H, 492.BR.05H, 492.BR.06H, 492.7.006A, 492.007A, 492.7.008A, 492.7.009B, 492.7.010B, 492.7.011A, 492.7.012A, 492.7.111.

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 Committee report, 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.

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

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

Item No:	02	
Application No:	15/02465/RES	
Site Location:	Former Ministry Of Defence Foxhill Premises, Bradford Road, Combe Down, Bath	
Ward: Combe Down	Parish: N/A	LB Grade: N/A
Application Type:	PI Permission (Approval Reserved Matters)	
Proposal:	Approval of reserved matters with regard to outline application 14/04354/EOUT for the development of 276 dwellings, public open space and all associated infrastructure.	
Constraints:	Agric Land Class 3b,4,5, Article 4, Conservation Area, Forest of Avon, Sites with Planning Permission, Hotspring Protection, Listed Building, MOD Safeguarded Areas, SSSI - Impact Risk Zones, Tree Preservation Order, Water Source Areas, World Heritage Site,	
Applicant:	Curo Enterprise Ltd	
Expiry Date:	7th September 2015	
Case Officer:	Simon Metcalf	

DECISION APPROVE

1 The bin and cycle storage buildings shown on the approved drawings (ref: CUR-FHC-HTA-0250 Rev N, CUR-FHC-HTA-0251 Rev N, CUR-FHC-HTA-0252 Rev N, CUR-FHC-HTA-0253 Rev N) relating to Apartment Blocks A-E hereby approved shall be provided before the apartment blocks are first occupied, and thereafter retained for that purpose.

Reason: In the interest of the amenity of the area and to ensure the agreed storage is provided to serve the development.

2 Notwithstanding the detail shown on the approved plans, details of appropriate features at the ends of shared surface carriageways shall be submitted to and agreed with the Local Planning Authority prior to development commencing to enforce the concept. The features shall be implemented as approved and thereafter maintained.

Reason: In the interests of highway safety.

3 Prior to the construction of each of the elements set out below, detailed plans at a scale of no less than 1:10) shall be submitted to and approved by the Local Planning Authority:

- o Balconies
- o Railings
- o Rainwater goods
- o Parapets

Development shall then only take place in accordance with approved details.

Reason: In the interests of the character and appearance of the area, within the World Heritage Site.

4 Prior to development commencing details of the number, type and location of litter bins to be provided shall be submitted to and approved in writing by the Local Planning Authority. The development shall then only take place in accordance with the approved details.

Reason: In the interests of the amenity of the area.

5 Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no development within Part 1 of Schedule 2, classes A, B, C, D, E, F of that Order, shall be erected or undertaken on plots 119-127, 143-150 and 159 which adjoin existing properties on Bradford Road and Foxhill. These plots are clearly identified on approved drawing CUR-FHC-HTA-101 Rev N.

Reason: Any further extensions, alterations, outbuildings or development within the specified plots requires detailed consideration by the Local Planning Authority to safeguard existing trees and the amenities of the surrounding area.

6 The development hereby permitted shall only be implemented in accordance with the plans as set out in the plans list.

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

PLANS LIST:

PLANS LIST:

CUR-FHC-HTA-0001
CUR-FHC-HTA-0100 Rev P
CUR-FHC-HTA-0101 Rev P
CUR-FHC-HTA-0102 Rev N
CUR-FHC-HTA-0110 Rev P
CUR-FHC-HTA-0111 Rev P
CUR-FHC-HTA-0112 Rev P
CUR-FHC-HTA-0113 Rev P
CUR-FHC-HTA-0114 Rev P
CUR-FHC-HTA-0115 Rev N
CUR-FHC-HTA-0118 Rev N

CUR-FHC-HTA-0200 Rev K
CUR-FHC-HTA-0201 Rev K
CUR-FHC-HTA-0202 Rev K
CUR-FHC-HTA-0204 Rev K
CUR-FHC-HTA-0205 Rev K
CUR-FHC-HTA-0206 Rev K
CUR-FHC-HTA-0207 Rev K
CUR-FHC-HTA-0208 Rev K
CUR-FHC-HTA-0210 Rev K
CUR-FHC-HTA-0211 Rev K
CUR-FHC-HTA-0212 Rev K
CUR-FHC-HTA-0214 Rev K
CUR-FHC-HTA-0215 Rev K
CUR-FHC-HTA-0216 Rev K
CUR-FHC-HTA-0217 Rev K
CUR-FHC-HTA-0218 Rev K
CUR-FHC-HTA-0220 Rev M
CUR-FHC-HTA-0221 Rev M
CUR-FHC-HTA-0223 Rev M
CUR-FHC-HTA-0225 Rev M
CUR-FHC-HTA-0226 Rev M
CUR-FHC-HTA-0227 Rev M
CUR-FHC-HTA-0228 Rev M
CUR-FHC-HTA-0229 Rev M
CUR-FHC-HTA-0230 Rev M
CUR-FHC-HTA-0231 Rev M
CUR-FHC-HTA-0232 Rev M
CUR-FHC-HTA-0233 Rev M
CUR-FHC-HTA-0235 Rev M

CUR-FHC-HTA-0236 Rev M
CUR-FHC-HTA-0237 Rev M
CUR-FHC-HTA-0238 Rev M
CUR-FHC-HTA-0239 Rev M
CUR-FHC-HTA-0240 Rev M
CUR-FHC-HTA-0241 Rev M
CUR-FHC-HTA-0242 Rev M
CUR-FHC-HTA-0243 Rev M
CUR-FHC-HTA-0245 Rev M
CUR-FHC-HTA-0246 Rev M
CUR-FHC-HTA-0247 Rev M
CUR-FHC-HTA-0248 Rev M
CUR-FHC-HTA-0249 Rev M

CUR-FHC-HTA-0250 Rev N
CUR-FHC-HTA-0251 Rev N
CUR-FHC-HTA-0252 Rev N
CUR-FHC-HTA-0253 Rev N

CUR-FHC-HTA-0300
CUR-FHC-HTA-0350
CUR-FHC-HTA-0351
CUR-FHC-HTA-0352

CUR-FHC-HTA-0400 Rev N
CUR-FHC-HTA-0404 Rev N
CUR-FHC-HTA-0410 Rev N
CUR-FHC-HTA-0415 Rev N
CUR-FHC-HTA-0416 Rev N
CUR-FHC-HTA-0417 Rev N
CUR-FHC-HTA-0420 Rev N
CUR-FHC-HTA-0421 Rev N
CUR-FHC-HTA-0425 Rev N
CUR-FHC-HTA-0426 Rev N
CUR-FHC-HTA-0435 Rev N
CUR-FHC-HTA-0436 Rev N
CUR-FHC-HTA-0445 Rev N
CUR-FHC-HTA-0446 Rev N
CUR-FHC-HTA-0455 Rev N
CUR-FHC-HTA-0456 Rev N
CUR-FHC-HTA-0457 Rev N
CUR-FHC-HTA-0465 Rev N
CUR-FHC-HTA-0466 Rev N
CUR-FHC-HTA-0468 Rev N
CUR-FHC-HTA-0470 Rev N
CUR-FHC-HTA-0471 Rev N
CUR-FHC-HTA-0472 Rev M
CUR-FHC-HTA-0473 Rev N
CUR-FHC-HTA-0475 Rev N
CUR-FHC-HTA-0476 Rev N

CUR-FHC-HTA-0485 Rev N
CUR-FHC-HTA-0486 Rev N
CUR-FHC-HTA-0490 Rev N
CUR-FHC-HTA-0491 Rev N
CUR-FHC-HTA-0495 Rev N
CUR-FHC-HTA-0496 Rev N
CUR-FHC-HTA-0500 Rev N
CUR-FHC-HTA-0510 Rev N
CUR-FHC-HTA-0520 Rev N

CUR-FHC- HTA-L-9000 Rev L
CUR-FHC- HTA-L-9001 Rev G
CUR-FHC- HTA-L-9003 Rev C
CUR-FHC- HTA-L-9004 Rev C
CUR-FHC- HTA-L-9005 Rev E
CUR-FHC- HTA-L-9006 Rev F
CUR-FHC- HTA-L-9008 Rev C
CUR-FHC- HTA-SK-0092 Rev C
CUR-FHC- HTA-SK-0111 Rev A

SKC020 Rev D
SKC050 Rev H

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 outlined in the above case officer's report, a positive view of the proposals has been taken and approval of the reserved matters has been given.

For the avoidance of doubt, notwithstanding the details on the plans hereby approved, the materials to be used in the development need to be submitted to and approved in writing by the Local Planning Authority in accordance with Conditions 6 and 7 on the outline planning permission ref: 14/04354/EOUT.

Item No:	03	
Application No:	15/02904/FUL	
Site Location:	Echo Gate, 27 Rodney Road, Saltford, BS31 3HR	
Ward: Saltford	Parish: Saltford	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of 3no. detached dwellings and garages.	
Constraints:	Agric Land Class 1,2,3a, Forest of Avon, Housing Development Boundary, MOD Safeguarded Areas, SSSI - Impact Risk Zones,	
Applicant:	Mr Nicholas Johnson	
Expiry Date:	25th September 2015	
Case Officer:	Chris Griggs-Trevarthen	

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 Prior to the construction of the external surfaces of the dwellings hereby approved, a schedule of materials and finishes, and samples of the materials to be used in the construction of the external surfaces, including roofs, 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.

3 No development shall take place until a Detailed Arboricultural Method Statement with Tree Protection Plan has been submitted to and approved in writing by the Local Planning Authority and details within the approved document implemented as appropriate. The final method statement shall incorporate a provisional programme of works; supervision and monitoring details by an Arboricultural Consultant and provision of site visit records. 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.

Reason: To ensure that trees to be retained are not adversely affected by the development proposals. This condition is required prior to commencement to prevent possible harm to retained trees as a result of any initial and subsequent site works.

4 No development or other operations shall take place except in complete accordance with the approved Detailed Arboricultural Method Statement unless agreed in writing by the local planning authority. A signed certificate of compliance shall be provided by the appointed arboriculturalist to the local planning authority on completion and prior to the first occupation of the dwelling.

Reason: To ensure that the approved method statement is complied with for the duration of the development.

5 Prior to the occupation of the dwellings hereby approved a soft landscape scheme incorporating a scaled drawing shall be first submitted to and approved in writing by the Local Planning Authority showing details of all trees, hedgerows and other planting to be retained; finished ground levels; a planting specification to include numbers, density, size, species and positions of all new trees and shrubs; and a programme of implementation.

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

6 All 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.

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

7 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.

8 Prior to the occupation of the dwellings hereby approved, the access, parking and turning areas shall be properly bound and compacted (not loose stone or gravel) in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and the amenities of adjoining occupiers.

9 Prior to the commencement of the development, a Construction Management Plan 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, hours of working and wheel washing facilities.

Reason: To ensure the safe operation of the highway and in the interests of the amenities of adjoining occupiers.

10 No development shall take place until full details of a Wildlife Protection and Enhancement Scheme to be produced by a suitably experienced ecologist have been submitted to and approved in writing by the local planning authority. These details shall include all necessary measures to avoid harm to wildlife and protected species including reptiles and nesting birds; and for provision of wildlife habitat, bird and bat boxes, and wildlife friendly planting. 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. The approved works shall be carried out prior to the occupation of any part of the development.

Reason: In the interests of protecting important wildlife and ecology.

11 The highway works (as shown in Drawing TP5353-SK02 C), including the proposed build out, shall be completed in accordance with the approved details prior to the occupation of the dwellings hereby approved.

Reason: In the interests of highways safety.

12 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no additional windows or rooflights (other than those expressly

approved by this permission) shall be inserted within any part of any roof of the dwellings hereby approved unless a further planning permission has been granted by the Local Planning Authority.

Reason: In the interests of protecting the residential amenities of adjoining occupiers.

13 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:

3641/201	Location Plan
3641/203	Existing Site Survey
3641/205 B	Proposed Site Plan
3641/206 B	Proposed Landscaping Plan
3641/210	Plot 01 - Proposed Floor Plans
3641/211	Plot 02 - Proposed Floor Plans
3641/212	Plot 03 - Proposed Floor Plans
3641/213	Plot 01 - Proposed Garage Floor Plan
3641/214	Existing House - Proposed Garage Floor and Roof Plan
3641/220	Plot 01 - Proposed Elevations
3641/221	Plot 02 - Proposed Elevations
3641/222	Plot 03 - Proposed Elevations
3641/223	Plot 01 - Proposed Garage Elevations
TP5353-SK02 C	Visibility Review
150529-RRS-TPP-REV C-LI&AM	Tree Protection Plan

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, and expanded upon in a related case officer's report, 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.

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Item No:	04		
Application No:	15/03171/FUL		
Site Location:	5 St James's Square, Lansdown, Bath, Bath And North East Somerset		
Ward: Kingsmead	Parish: N/A	LB Grade: I	
Application Type:	Full Application		
Proposal:	Change of use from use class C3 (last used as a House in Multiple Occupation) to House in Multiple Occupation (large HMO) (use class Sui Generis) and reconstruction of front lightwell staircase.		
Constraints:	Article 4, Conservation Area, Forest of Avon, Hotspring Protection, Listed Building, World Heritage Site,		
Applicant:	Mr Willats' Charity		
Expiry Date:	8th September 2015		
Case Officer:	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 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:

Drawing numbers 470.1 - 470.8 inclusive

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 related case officer's report a positive view of the proposals was taken and consent was granted.

Informative: The applicant should note that the site is located within a Controlled Parking Zone where existing permits exceed the supply of parking spaces. As such, in accordance

with Single Executive Member Decision E1176, dated 14th August 2006, residents of this proposed development will not be entitled to apply for additional Residents Parking Permits. This, however, is considered to be at the developers risk given the sustainable location of this development proposal.

Item No:	05	
Application No:	15/00453/FUL	
Site Location:	10 Entry Hill, Combe Down, Bath, Bath And North East Somerset	
Ward: Lyncombe	Parish: N/A	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of 1 no two bed dwelling.	
Constraints:	Agric Land Class 3b,4,5, Article 4, Conservation Area, Forest of Avon, Hotspring Protection, MOD Safeguarded Areas, Sites of Nature Conservation Interest, SSSI - Impact Risk Zones, World Heritage Site,	
Applicant:	Mr Brian Harwood	
Expiry Date:	6th April 2015	
Case Officer:	Chris Griggs-Trevarthen	

DECISION Defer consideration to allow members to visit site to view the property on the context of the surroundings.

Item No:	06	
Application No:	15/03124/FUL	
Site Location:	Land At Rear Of 25-32, Sladebrook Avenue, Southdown, Bath	
Ward: Southdown	Parish: N/A	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of new single storey dwelling with associated parking and access at land rear of 25-32 Sladebrook Avenue, Bath (resubmission)	
Constraints:	Agric Land Class 3b,4,5, Article 4, Forest of Avon, Hotspring Protection, MOD Safeguarded Areas, Public Right of Way, SSSI - Impact Risk Zones, World Heritage Site,	
Applicant:	John Riti Developments	
Expiry Date:	28th September 2015	
Case Officer:	Laura Batham	

DECISION Delegate to PERMIT pending agreement under Section 106 of the Town and Country Planning Act 1990

PLANS LIST:

This decision relates to drawings 1976/001, 1976/003, 1976/004, 1976/005. 1976/006 and site location plan received on 10th July 2015.

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 chose 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:	07	
Application No:	15/02801/FUL	
Site Location:	Rosebank, Common Lane, Compton Dando, Bristol	
Ward: Farmborough	Parish: Compton Dando	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of two storey side extension following the removal of existing conservatory	
Constraints:	Airport Safeguarding Zones, Agric Land Class 1,2,3a, Coal - Standing Advice Area, Forest of Avon, Greenbelt, SSSI - Impact Risk Zones,	
Applicant:	Mr And Mrs John Boyce	
Expiry Date:	23rd October 2015	
Case Officer:	Nikki Honan	

DECISION Defer consideration to allow members to visit site to view the property on the surrounding context.

Item No:	08	
Application No:	15/00987/FUL	
Site Location:	Woodborough Mill Farm, Woodborough Mill Lane, Woollard, Bristol	
Ward: Farmborough	Parish: Compton Dando	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Conversion and extension of existing barns to staff accommodation unit ancillary to equestrian use, american barn stabling and all weather riding arena.	
Constraints:	Airport Safeguarding Zones, Agric Land Class 1,2,3a, Coal - Standing Advice Area, Flood Zone 2, Flood Zone 3, Forest of Avon, Greenbelt, Sites of Nature Conservation Interest, SSSI - Impact Risk Zones,	

Applicant:	Ms M Evans
Expiry Date:	28th August 2015
Case Officer:	Rachel Tadman

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 The occupation of the dwelling shall be used ancillary to the use of Woodborough Mill Farm as an equine establishment by a person who is solely or mainly working, or last working, at Woodborough Mill Farm, or a widow or widower of such a person, and to any resident dependants.

Reason: The development has been considered acceptable in relation to sustainability and flooding as an ancillary dwelling to the equine establishment at Woodborough Mill Farm.

3 No development shall take place until an annotated tree protection plan identifying measures to protect the adjacent vegetation and trees to be retained has been submitted to and approved in writing by the Local Planning Authority and details within the approved document implemented as appropriate. The plan shall include proposed tree protection measures during site preparation (including clearance and level changes), during construction and landscaping operations. The plan should also take into account the control of potentially harmful operations such as the position of service runs including surface water drainage, storage, handling and mixing of materials on site, burning, and movement of people and machinery.

Reason: Further information is required pre-commencement of development to ensure that no excavation, tipping, burning, storing of materials or any other activity takes place during the construction phase which would adversely affect the surrounding vegetation and trees to be retained.

4 Condition - Reporting of Unexpected Contamination

In the event that unexpected contamination is found at any time when carrying out the approved development, work must be ceased and it must be reported in writing immediately to the Local Planning Authority. The Local Planning Authority Contaminated Land Department shall be consulted to provide advice regarding any further works required. Unexpected contamination may be indicated by unusual colour, odour, texture or containing unexpected foreign material.

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 in accordance with section 11 of the National Planning Policy Framework.

5 The proposed all weather arena shall be used solely for the purposes applied for and shall not include any events such as competitions, eventing or gymkhanas.

Reason: In the interests of highway safety.

6 The development permitted by this permission shall be carried out in full accordance with the following mitigation measures as detailed within the Flood Risk Assessment (FRA) by SLR Global Environmental Services ref 408.05494.00001 dated July 2015.

- 1) The finished ground floor levels of the barn conversion should be set no lower than 25.00mAOD.
- 2) The finished ground floor levels of the American Barn should be set no lower than 24.15mAOD.
- 3) The proposed Outdoor Arena will be elevated at, or close, to existing ground levels.
- 4) Incorporate flood-resilience measures into the proposed development as per section 6.6 of the Flood Risk Assessment.
- 5) The applicant, site management, and regular site users are to sign up to the Environment Agency Flood Warnings Direct Service.

The mitigation measures shall be fully implemented prior to occupation and maintained for the lifetime of development.

Reason: To minimise flood risk to the development and future users.

7 There should be no raising of ground levels above existing levels within 8m of the River Chew main river without the approval in writing of the Local Planning Authority.

Reason: To prevent flooding by ensuring the River Chew flood conveyance route is maintained

8 No occupation of the self contained accommodation unit shall commence until a Flood Warning and Evacuation Plan for future occupants has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: The site lies within a Flood Warning area and it is in the interests of the resident's safety that an adequate plan is in place.

9 No new lighting shall be installed without full details of proposed lighting design, in accordance with the recommendations of the approved ecological report and indicative lighting plan, being first submitted to and approved in writing by the Local Planning Authority; details to include lamp specifications, positions, numbers and heights; and details of all necessary measures to limit use of lights when not required and to prevent light spill onto vegetation and adjacent land; and to avoid harm to bat activity and other wildlife.

Reason: To avoid harm to bats and other wildlife

10 The development hereby permitted shall be carried out only in accordance with all the recommendations contained within the approved Extended Phase I Habitat report dated June 2015, and the approved Bat and Barn Owl Survey Report dated March 2015. No occupation shall commence of the self contained accommodation unit or use shall commence of the American barn until a plan and photographic evidence showing all measures in place, for example bat and bird boxes, together with written confirmation from a suitably experienced ecologist that all ecological mitigation has been satisfactorily

implemented, has been submitted to and approved in writing by the Local Planning Authority.

Reason: To avoid harm to wildlife and provide long term ecological benefit.

11 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:

Plans List:

The decision relates to the following plans: 2533 001 Rev A, 2533 002, 2533 003 Rev A, 2533/100, 2533/101, 2533/102, 2533/103, 2533/200, 2533/201, 2533/202.

Advice Notes:

Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws, the prior written consent of the Agency is required for any proposed works or structures in, under, over or within 8 metres of the top of the bank of the River Chew, designated a 'Main River'. To discuss the scope of our controls and to obtain an application form please contact Bridgwater.FDCs@environment-agency.gov.uk.

The facilities must comply with the Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) Regulations 2010. Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.

Contaminated Land Desk Study and Walkover

Where development is proposed, the developer is responsible for ensuring that the development is safe and suitable for use for the purpose for which it is intended. The developer is therefore responsible for determining whether land is suitable for a particular development.

It is advised that a Desk Study and Site Reconnaissance (Phase 1 Investigation) survey shall be undertaken to develop a conceptual site model and preliminary risk assessment. A Phase I investigation should provide a preliminary qualitative assessment of risk by interpreting information on a site's history considering the likelihood of pollutant linkages being present. The Phase I investigation typically consists of a desk study, site walkover, development of a conceptual model and preliminary risk assessment. The site walkover survey should be conducted to identify if there are any obvious signs of contamination at the surface, within the property or along the boundary of neighbouring properties. It is also advised that Building Control is consulted regarding the conversion. This is 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 in accordance with section 11 of the National Planning Policy Framework.

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 proposals was taken and consent was granted.