

**BATH AND NORTH EAST SOMERSET COUNCIL**

**Development Control Committee**

**Date**

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

**ITEMS FOR PLANNING PERMISSION**

<b>Item No.</b>	<b>Application No.</b>	<b>Address</b>
01	15/01932/EOUT	Proposed Development Site Roseberry Road Twerton

Additional conditions

- Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) and the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting those Orders with or without modification) the retail unit hereby approved shall be used predominantly for the sale of convenience goods (with no more than 10% of the net retail sales area to be used for the sale of comparison goods) and for no other purpose.

Reason: To ensure that the unit is retained for the purposes of serving the day to day needs of the local community

- Prior to the commencement of development at the site details of a Construction Environmental Management Plan for all works of construction and demolition shall be submitted to and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan shall comply with the guidance the BRE Code of Practice on the control of dust from construction and demolition activities. The details so approved shall be fully complied with during the construction of the development.

Reason: To protect the amenities of the occupants of adjacent residential properties

Further to the publication of the committee, the agent has requested a number of changes to the wording of the suggested conditions. This is generally to allow appropriate phasing of the development. Officers have no objection to this and if Members are minded to approve the development, officers request that this is delegated to officers to allow amendments to the wording of the conditions as well as to allow for the preparation of the S106 agreement.

Plans list:

OS Extract 28 Apr 2015 13097(L)005\_A LOCATION PLAN

IMA-13-125-054-B dated 2<sup>nd</sup> September 2015

The following drawings have been submitted for information purposes only at this outline stage:

01 Oct 2015 031-002 INDICATIVE RIVERSIDE PLANTING PROPOSALS

10 Sep 2015 13097(SK)134 REVISION D PROPOSED BUILDING ELEVATIONS  
BUILDING 6

07 Sep 2015 037-R001 INDICATIVE LANDSCAPE PROPOSALS

07 Sep 2015 13097(SK)100 REV AG PROPOSED SITE PLAN GROUND FLOOR

07 Sep 2015 13097(SK)101 REV V PROPOSED SITE PLAN FIRST FLOOR

07 Sep 2015 13097(SK)102 REV J PROPOSED SITE PLAN SECOND FLOOR

07 Sep 2015 13097(SK)103 REV D PROPOSED SITE PLAN THIRD FLOOR

07 Sep 2015 13097(SK)104 REV E PROPOSED SITE PLAN FOURTH FLOOR

07 Sep 2015 13097(SK)105 REV D PROPOSED SITE PLAN FIFTH FLOOR

07 Sep 2015 13097(SK)106 REV D PROPOSED SITE PLAN SIXTH FLOOR

07 Sep 2015 13097(SK)107 REV F PROPOSED ROOF PLAN

07 Sep 2015 13097(SK)131 REV D PROPOSED ELEVATIONS BUILDING 1

07 Sep 2015 13097(SK)132 REV F PROPOSED ELEVATIONS BUILDINGS 2 & 3

07 Sep 2015 13097(SK)133 REV C PROPOSED ELEVATIONS BUILDINGS 4 & 5

07 Sep 2015 13097(SK)134 REV D SUPERSEDED PROPOSED ELEVATIONS  
BUILDING

07 Sep 2015 13097(SK)140 REV D PROPOSED SITE SECTIONS EAST

07 Sep 2015 13097(SK)141 REV D PROPOSED SITE SECTIONS WEST

07 Sep 2015 13097(SK)144 REV D PROPOSED SITE SECTIONS - WINDSOR  
BRIDGE ROAD

<b>Item No.</b>	<b>Application No.</b>	<b>Address</b>
03	15/02859/OUT	Greenvale Drive, Timsbury

One further representation has been received objecting to the application for the following reasons;

This is a small cul-de-sac where cars vie with work vans for parking places. There are always cars and vans parked on the garage hardstandings and on the pavement.

The garages have not been let to residents so vehicles are parked outside of them in spite of the fact that the garages were expressly built for the use of Greenvale residents after garages were demolished to make way for new houses.

The garages are on a right angle bend and access for any works vehicles during construction will be extremely hazardous.

There would also be very restricted access as the road would be almost blocked with all the vehicles that would be denied access to the garages. The garages should not have been auctioned when there was a dispute of ownership. Residents should have been given the opportunity to rent the garages.

The owner must abide by the section 106 agreement and retain the garages.

#### Officer comments

As stated in the case officer report the applicant has stated that six of the existing garages are currently not in use. The two garages that are in use are currently used for storage. Therefore the existing garages are not used for the parking of cars so that the loss of the garages would not result in the loss of off-street parking.

**Item No. 09                      Application No.    15/03406/CONSLT**

**Address: Horseworld, Staunton Lane, Whitchurch**

It should be noted that although the 'header' to the Committee report refers to this site as being within the Green Belt this is incorrect. The site is not now in the Green Belt as it was removed on adoption of Policy RA5 of the Core Strategy.

It should also be noted that reference to 'Sleep Plan' in the first paragraph of the site description should read 'Sleep Lane'.

**CONSULTATIONS AND REPRESENTATIONS:**

Drainage and Flooding: Comments still awaited

Whitchurch Parish Council:

The Parish Council do not agree with the access point of the bottom section of the Masterplan being changed to Emergency Access only. This will segregate and isolate the Barratt development part of the site, it will prevent a bus passing through the site, which was previously talked about, and will cause more traffic problems on the surrounding roads.

It will also result in occupiers of the southern side of the site having to travel along Queen Charlton Lane, Sleep Lane in order to go North. Less traffic issues would be caused if occupiers could drive straight through the new site onto Staunton/Stockwood Lane.

There are concerns re the virtual pedestrian walk way along Queen Charlton Lane, where there are no footpaths and will see an increase in vehicle movements due to the above.

Other representations:

Since the original Committee report was written we have received a further letter from a local resident concerned about the following points:

1. Increased congestion on Sleep Lane and the wider Whitchurch area as a result of the development
2. Lack of school places at Whitchurch School

**OFFICER ASSESSMENT:**

At the time of writing the original report there were some outstanding issues which were caused by relatively minor printing errors on the submitted plans. There were also issues regarding the terminology used in a number of places with particular regard to Ecology as well as a few points which still needed to be addressed.

A revised Masterplan Design Principle document and revised plans have now been submitted which are considered to address the errors and the concerns of the Landscape Officer, Ecologist and Conservation Officer.

Drainage and Flooding:

Comments on the revised details submitted are expected before Committee and will form part of a verbal update to Members at the meeting.

**RECOMMENDATION:**

As outlined in the main report.

