

BATH AND NORTH EAST SOMERSET COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE

18th November 2015

DECISIONS

Item No:	01	
Application No:	15/01932/EOUT	
Site Location:	Proposed Development Site, Roseberry Road, Twerton, Bath	
Ward: Westmoreland	Parish: N/A	LB Grade: N/A
Application Type:	Outline Application with an EIA attached	
Proposal:	Mixed-use regeneration comprising the erection of six buildings to accommodate up to 175 flats, flexible business employment floorspace (Use Class B1) (up to 4,500 sq m gross), local needs shopping (up to 1,350 sq m gross) together with all associated development including demolition of existing buildings, site remediation, construction of new access roads and riverside walkway/cycle path, landscaping and tree planting.	
Constraints:	Agric Land Class 3b,4,5, Article 4, Bath Core Office Area, British Waterways Major and EIA, British Waterways Minor and Householders, Conservation Area, Flood Zone 2, Flood Zone 3, Forest of Avon, Sites with Planning Permission, Hotspring Protection, MOD Safeguarded Areas, Sites of Nature Conservation Interest, SSSI - Impact Risk Zones, Sustainable Transport, World Heritage Site,	
Applicant:	Deeley Freed (Penhalt) Limited	
Expiry Date:	18th August 2015	
Case Officer:	Tessa Hampden	

DECISION APPROVE - pending agreement under Section 106 of the Town and Country Planning Act 1990 subject to conditions.

PLANS LIST:

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

IMA-13-125-054-B dated 2nd 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

Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the top of the bank of the main river (River Avon). Please email bridgwater.fdcs@environment-agency.gov.uk for further information.

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

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.

Item No:	02
Application No:	15/03742/FUL
Site Location:	151 - 152 High Street, Twerton, Bath, Bath And North East Somerset
Ward: Westmoreland	Parish: N/A LB Grade: N/A
Application Type:	Full Application
Proposal:	Erection of seven residential units following demolition of existing building (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:	Stonecraft Of Bath Ltd
Expiry Date:	13th October 2015

Case Officer: Laura Batham

DECISION - PERMIT the development subject to conditions.

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

(i) Provision of affordable housing in accordance with Policy CP9 of the Core Strategy.

B) Subject to the completion of (A) authorise the Group Manager - Development Management to PERMIT the development.

PLANS LIST:

This decision relates to drawings AP(0) 01, AP(0) 10, AP(0) 11, AP(0) 12 and AP(0) 13 received on 18th August 2015.

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

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.

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:	15/02859/OUT	
Site Location:	Garage Blocks Between 60 And 100, Greenvale Drive, Timsbury, Bath	
Ward: Timsbury	Parish: Timsbury	LB Grade: N/A
Application Type:	Outline Application	
Proposal:	Erection of 2no. three bedroom semi-detached houses with parking spaces following demolition of 8no. single garages (2 blocks of 4). (Outline application with access and layout to be determined and all other matters reserved)	

Constraints:	Agric Land Class 1,2,3a, Coal - Standing Advice Area, Forest of Avon, Housing Development Boundary, SSSI - Impact Risk Zones,
Applicant:	Mr Iftakhar Ahmed
Expiry Date:	20th November 2015
Case Officer:	Alice Barnes

DECISION Defer consideration to allow members to visit the site to understand clearly the surrounding context and assess the parking situation.

Item No:	04
Application No:	15/03402/FUL
Site Location:	1 Sydenham Terrace, Tynning Road, Combe Down, Bath
Ward: Combe Down	Parish: N/A LB Grade: N/A
Application Type:	Full Application
Proposal:	Erection of 1 no three bed dwelling and single storey rear extension to existing house following demolition of single storey side extension and some outbuildings.
Constraints:	Agric Land Class 3b,4,5, Article 4, Conservation Area, Forest of Avon, Hotspring Protection, MOD Safeguarded Areas, SSSI - Impact Risk Zones, Water Source Areas, World Heritage Site,
Applicant:	Ms Olga Fladmark
Expiry Date:	23rd September 2015
Case Officer:	Chris Griggs-Trevarthen

DECISION Defer consideration to allow members to visit the site to assess the parking situation and understand affect on access.

Item No:	05
Application No:	15/03976/FUL
Site Location:	2 Southstoke Road, Combe Down, Bath, Bath And North East Somerset
Ward: Combe Down	Parish: N/A LB Grade: N/A
Application Type:	Full Application
Proposal:	Installation of side and rear dormers to create loft conversion (Resubmission).
Constraints:	Agric Land Class 1,2,3a, Article 4, Forest of Avon, Housing Action Area, MOD Safeguarded Areas, SSSI - Impact Risk Zones, Tree Preservation Order, Water Source Areas, World Heritage Site,
Applicant:	Mr James Calvert-Jones
Expiry Date:	20th November 2015
Case Officer:	Jessica Robinson

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:

033. 02. 05 PROPOSED ELEVATIONS
033. 02. 06 PROPOSED PLANS

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:	06	
Application No:	15/04027/FUL	
Site Location:	Pantiles, Wick Road, Bishop Sutton, Bristol	
Ward: Chew Valley South	Parish: Stowey Sutton	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of two storey rear extension and internal alteration to existing dwelling. (resubmission)	
Constraints:	Airport Safeguarding Zones, Agric Land Class 1,2,3a, Coal - Standing Advice Area, Forest of Avon, Housing Development Boundary, SSSI - Impact Risk Zones, Water Source Areas,	
Applicant:	Mr A Wilkes	
Expiry Date:	25th November 2015	
Case Officer:	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 materials to be used shall match those of the host dwelling "Pantiles" 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 All external roofing materials to be used (including the hanging tiles to the cheeks of dormer windows) shall match those of the host dwelling; in respect of size, material, colour, texture and profile.

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

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 A00, A01, A02, and A04 received on the 8th September 2015, and revised Drawing A03 received on the 29th October 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. The Development Management Committee decided to overturn the decision for a refusal at the meeting held on the 18th November 2015 and the development was therefore permitted.

Item No:	07	
Application No:	15/03574/FUL	
Site Location:	The Old Parsonage, Main Street, Farrington Gurney, Bristol	
Ward: High Littleton	Parish: Farrington Gurney	LB Grade: IISTAR
Application Type:	Full Application	
Proposal:	Erection of single storey lean-to extension (resubmission)	
Constraints:	Agric Land Class 1,2,3a, Coal - Standing Advice Area, Forest of Avon, Housing Development Boundary, Listed Building, SSSI - Impact Risk Zones,	
Applicant:	Mr And Mrs B.T. Murray	
Expiry Date:	5th October 2015	
Case Officer:	Victoria Griffin	

DECISION Defer consideration to allow members to visit the site to determine what is the principal elevation and understand the listed building more fully.

Item No:	08	
Application No:	15/03632/LBA	
Site Location:	The Old Parsonage, Main Street, Farrington Gurney, Bristol	
Ward: High Littleton	Parish: Farrington Gurney	LB Grade: IISTAR
Application Type:	Listed Building Consent (Alts/exts)	
Proposal:	Internal and external alterations to include erection of single storey lean-to extension (resubmission)	
Constraints:	Agric Land Class 1,2,3a, Coal - Standing Advice Area, Forest of Avon, Housing Development Boundary, Listed Building, SSSI - Impact Risk Zones,	
Applicant:	Mr And Mrs B.T. Murray	
Expiry Date:	5th October 2015	
Case Officer:	Victoria Griffin	

DECISION Defer consideration to allow members to visit the site to determine what is the principal elevation and understand the listed building more fully.

Item No:	09	
Application No:	15/03406/CONSLT	
Site Location:	Horseworld, Staunton Lane, Whitchurch, Bristol	
Ward: Publow And Whitchurch	Parish: Whitchurch	LB Grade: II
Application Type:	Consultation	
Proposal:	Comprehensive Masterplan and Design Principles for the proposed redevelopment of the land at Whitchurch pursuant to Policy RA5 of the Bath & North East Somerset Core Strategy 2014.	
Constraints:	Greenbelt,	
Applicant:	Barratt Homes, Bellway Homes Ltd & Whitecroft Developments	
Expiry Date:	18th August 2015	
Case Officer:	Rachel Tadman	

Item withdrawn from agenda and scheduled to be considered at the 16th December Development Management Committee.