

**BATH AND NORTH EAST SOMERSET COUNCIL**  
**DEVELOPMENT MANAGEMENT COMMITTEE**

**16th December 2015**

**DECISIONS**

<b>Item No:</b>	01	
<b>Application No:</b>	15/04031/MDOBL	
<b>Site Location:</b>	Parcel 0006, Maynard Terrace, Clutton, Bristol	
<b>Ward:</b> Clutton	<b>Parish:</b> Clutton	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Modify/Discharge a Planning Obligation	
<b>Proposal:</b>	Modification of Planning Obligation 12/01882/OUT to reduce the affordable housing provision to 33% (Erection of 36no. dwellings and associated works (revised resubmission))	
<b>Constraints:</b>	Airport Safeguarding Zones, Airport Safeguarding Zones, Agric Land Class 1,2,3a, Coal - Standing Advice Area, Coal - Referral Area, Cycle Route, Flood Zone 2, Flood Zone 3, Forest of Avon, Housing Development Boundary, Public Right of Way, SSSI - Impact Risk Zones,	
<b>Applicant:</b>	Curo Enterprise Limited	
<b>Expiry Date:</b>	29th October 2015	
<b>Case Officer:</b>	Suzanne D'Arcy	

**DECISION** AGREED – To amend the agreement under Section 106 of the Town and Country Planning Act 1990.

<b>Item No:</b>	02	
<b>Application No:</b>	15/03406/CONSLT	
<b>Site Location:</b>	Horseworld, Staunton Lane, Whitchurch, Bristol	
<b>Ward:</b> Publow And Whitchurch	<b>Parish:</b> Whitchurch	<b>LB Grade:</b> II
<b>Application Type:</b>	Consultation	
<b>Proposal:</b>	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.	
<b>Constraints:</b>	,	
<b>Applicant:</b>	Barratt Homes, Bellway Homes Ltd & Whitecroft Developments	
<b>Expiry Date:</b>	18th August 2015	
<b>Case Officer:</b>	Rachel Tadman	

**DECISION** AGREED the principle of the Masterplan but not the issue of whether the north south link through the site should be severed which requires further testing.

<b>Item No:</b>	03
<b>Application No:</b>	13/04822/EFUL
<b>Site Location:</b>	Broad Mead, Broadmead Lane, Keynsham,
<b>Ward:</b> Keynsham East	<b>Parish:</b> Keynsham Town Council <b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application with an EIA attached
<b>Proposal:</b>	Development of land off Broadmead Lane, Keynsham, for a marina which comprises: 326 berths and designed to accommodate a variety of craft sizes; a marina facilities building with 24-hour access to toilets, showers and laundry, together with day time access to a reception and chandlery; car parking for a maximum of 144 cars will be designed as a series of satellite car parks screened by suitable vegetation; and a tearoom and office included within the facilities building.
<b>Constraints:</b>	Agric Land Class 1,2,3a, Agric Land Class 3b,4,5, Agric Land Class 3b,4,5, British Waterways Major and EIA, British Waterways Minor and Householders, Coal - Standing Advice Area, Flood Zone 2, Flood Zone 3, Forest of Avon, Greenbelt, Railway, Sites of Nature Conservation Interest,
<b>Applicant:</b>	Enzygo Limited
<b>Expiry Date:</b>	25th June 2014
<b>Case Officer:</b>	Rachel Tadman

**DECISION** Defer consideration to allow members to visit the site to view the access and the wider context.

<b>Item No:</b>	04
<b>Application No:</b>	15/03511/EOUT
<b>Site Location:</b>	Playing Field, Former Ministry Of Defence Ensleigh, Granville Road, Lansdown
<b>Ward:</b> Lansdown	<b>Parish:</b> N/A <b>LB Grade:</b> N/A
<b>Application Type:</b>	Outline Application with an EIA attached
<b>Proposal:</b>	Outline planning permission sought for the erection of a 210 place primary school (Use Class D1), up to 95 residential units (Use Class C3), associated infrastructure and open space. Approval of access, with all other matters reserved.
<b>Constraints:</b>	Agric Land Class 1,2,3a, Core Business Area, Forest of Avon, Hotspring Protection, MOD Safeguarded Areas, Sites used as playing fields, Sites of Nature Conservation Interest, SSSI - Impact Risk Zones, Tree Preservation Order, World Heritage Site,
<b>Applicant:</b>	IM Group (Ensleigh) Ltd
<b>Expiry Date:</b>	24th November 2015
<b>Case Officer:</b>	Gwilym Jones

**DECISION** Delegate to PERMIT - pending agreement under Section 106 of the Town and Country Planning Act 1990 and subject to 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 (a) No part of the Outline Application hereby permitted shall be commenced unless and until an application or applications for written approval of the matters reserved by this planning permission in respect of that part of the Development have been submitted to and approved in writing by the Local Planning Authority and the reserved matters applications shall include detailed plans, sections and elevations showing:

- Layout
- Scale
- Appearance
- Landscaping

(b) Application(s) for approval of the matters reserved by this planning permission must be made not later than the expiration of two years from the date of this decision notice

(c) The Outline Application 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: This is in part 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 to avoid the accumulation of unimplemented planning permissions.

### 3 Reserved Matters

Reserved Matters in respect of the development hereby permitted shall be in strict accordance with the approved Parameter Plans, and in general accordance with the access and layout principles set out in Drawing 14102(L)006 Rev.G (Indicative Movement and Access) and 008 Rev.E (Illustrative Site Layout).

Reason: To ensure the site is developed in a comprehensive manner in accordance with Core Strategy Policy B3c.

4 Prior to the commencement of development at the site, details of a Construction Management Plan for all works of construction and demolition shall be submitted to and approved in writing by the Local Planning Authority. The Management Plan shall comply with the guidance contained in the Council's Code of Construction Site Noise (copy attached) practice note and the BRE Code of Practice on the control of dust from construction and demolition activities and shall also include details of the location of the site compound and on-site parking provision for vehicles associated with the construction

and demolition works. 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.

5 No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include a plan showing biodiversity protection zones; Practical measures (both physical measures and sensitive working practices) to avoid or reduce ecological impacts during construction (may be provided as a set of method statements, to include a method statement for prevention of harm to reptiles); Responsible persons and lines of communication; the role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person; Use of protective fences, exclusion barriers and warning signs. The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To prevent harm to ecology during construction

6 No part of the development approved in outline shall commence until samples of the materials to be used in the construction of the external surfaces including elevations, windows, doors, balconies, roofs of buildings for that part have been submitted to and approved in writing by the Local Planning Authority and a sample panel of all external walling materials to be used has been erected on site and kept on site for reference until the development is completed. 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 character and appearance of the area.

7 No part of the development approved in outline shall commence until samples of hard landscape materials have been first submitted to and approved in writing by the Local Planning Authority. The details shall include all walls, fences and other boundary treatments and finished ground levels; details of the surface treatment of the open parts of the site; and a programme of implementation.

No development other than the access road hereby permitted in full shall commence until details of the soft landscape scheme for that part of the development has been first submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of all trees, hedgerows and other planting which are to be retained; 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.

8 All hard and/or soft landscape works shall be carried out in accordance with the approved details. The landscape works shall be carried out prior to the occupation of any part of the development or in accordance with a 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 scheme 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

9 No part of the development approved in outline shall commence until details of the proposed estate roads, footways, footpaths, verges, street lighting and street furniture 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 ensure that the roads and public highway are designed, laid out and constructed to an adoptable standard.

10 No development shall commence 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 first been submitted to and approved in writing by the Local Planning Authority. The programme of archaeological work should provide a field evaluation of the site to determine date, extent, and significance of any archaeological deposits or features, and shall be carried out by a competent person and completed in accordance with the approved written scheme of investigation.

Reason: 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.

11 No development shall commence until the applicant, or their agents or successors in title, has presented the results of the archaeological field evaluation to the Local Planning Authority, and has secured the implementation of a subsequent programme of archaeological work in accordance with a written scheme of investigation which has first been agreed and approved in writing by the Local Planning Authority. The agreed programme of archaeological work shall be carried out by a competent person and completed in accordance with the approved written scheme of investigation.

Reason: The site is within an area of potential archaeological interest and the Council will wish record and protect any archaeological remains.

12 The development shall not commence until a detailed sustainable drainage strategy (in line with the "West of England Sustainable Drainage Developers Guide" and the submitted FRA) has been submitted and approved by the LPA.

Reason: In the interests of flood risk management

13 No part of the development approved in outline shall commence until Electronic Micro Drainage files (.mdx files) have been submitted to the Local Planning Authority so that the performance of the proposed system can be simulated. These simulations should

demonstrate that no flooding to property will occur on site up to the 1in100 year (+30% for climate change) rainfall events. Details of the existing surface water runoff rates and volumes should be presented, illustrating that the proposed method of drainage will as a minimum result in no increase in these rate and where feasible reduce them.

Reason: In the interests of flood risk management.

14 No part of the development shall commence until 'witnessed soakaway tests' have been conducted with the Council's Highways Developments team in attendance to demonstrate the infiltration feasibility for the proposed highway soakaways.

Reason: In the interests of highway safety.

15 In the event that contamination is found at any time when carrying out the approved development, work must be ceased and it must be reported immediately to the Local Planning Authority. The Local Planning Authority Contaminated Land Department shall be consulted to provide advice regarding any further works required. Contamination may be indicated by soils that have unusual characteristics such as: 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.

16 Prior to approval of reserved matters, full details of proposed lighting design and specification shall be submitted to the Local Planning Authority for approval in writing, which shall be in accordance with the requirements for 'dark corridors' as shown on the approved Green Infrastructure Strategy Parameter Plan drawing number NPA10630E 311. The scheme shall show that the 'dark corridors' shall be completely unlit, and demonstrate, through predicted lux level modelling and lux contour plans, that the dark corridors have predicted lux level or increased lux level of no more than zero lux, and with a buffer zone adjacent where lux levels are no more than 1 lux. The scheme shall also show predicted lux light spill levels onto all other boundary and habitat vegetation to be within acceptable limits as indicated by the approved street lighting strategy dated July 2015. The lighting design scheme will provide details and plans showing numbers, specifications, positions and heights of lamps; details of all necessary measures that shall be incorporated into the scheme to minimise impacts on bats and other wildlife and achieve the necessary levels of darkness within the 'dark zones' and onto adjacent habitats and boundary vegetation; for example, use of 'warm white' led; directional lighting, use of baffles and screening, times of use and dimming regimes.

Upon approval in writing, the details shall be implemented and thereafter the development shall be operated in accordance with the approved details.

Reason: to provide a sensitive lighting scheme that avoids harm to bat activity and other wildlife.

17 No development shall take place until full details of a Wildlife Mitigation, Compensation 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 minimise, mitigate and compensate for ecological impacts, including preventing harm to protected species and compensating for losses to habitat and the Site of Nature Conservation Interest. Measures shall include specifications, numbers, positions and locations for all wildlife habitats and features to include provision for reptiles; nesting birds (including permanent nesting opportunities for birds, including swifts, to be incorporated into buildings); bats; and wildlife friendly planting. All measures shall be incorporated into the design of the scheme and shown as applicable 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. The works shall be completed prior to the occupation of any part of the development.

Reason: to avoid harm to, and compensate for impacts on, ecology and protected species.

18 Prior to the occupation of the development A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by the local planning authority. The content of the LEMP shall include the following:

- a) Description and evaluation of features and habitats to be managed and a plan showing locations and boundaries of all features and habitats;
- b) Key ecological issues on site that might influence management;
- c) A list of aims and objectives for wildlife-friendly management including, where applicable, species- and habitat-specific objectives;
- d) Appropriate management options and prescriptions for achieving aims and objectives;
- f) a work schedule, including an annual work plan capable of being rolled forward over a five-year period;
- g) Details of the body or organization/s responsible for implementation of the plan;
- h) a programme for post-development ecological monitoring, inspection and remediation, to include a monitoring scheme for bats which would involve the deployment of static recording devices in the same locations used to inform the approved bat report, to determine the level of bat activity along the tree lined boundaries post development.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details

Reason: to deliver long term habitat management and the approved ecological mitigation and compensation measures

19 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 (LPA) 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 and certificates of completion to the LPA. 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, perimeter footpath construction details, 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

20 No development or other operations shall take place except in complete accordance with the approved 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.

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

21 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:**

Parameter Plans: 14102(L)003 Rev.A, 004 Site Rev.A, 005 Rev.H, 007 Rev.J, 011 Rev.C, NPA10630E311 Rev.P02

Detailed Drawings: I069-08D

In preparing reserved matters for the development the developer should consult with the Council's Waste Services to ensure compliance with our requirements: <http://www.bathnes.gov.uk/services/bins-rubbish-and-recycling/waste-strategy-statistics-and-health-safety/waste-planning-guida>

In preparing reserved matters for the development the developer is recommended to address the advice of Avon and Somerset Constabulary (Crime Prevention Design Adviser) and Avon Fire and Rescue.

Any lighting scheme should comply with the Institution of Lighting Engineers Guidance Note on Light Pollution dated 2005. It should be designed so that it is the minimum needed for security and operational processes and be installed to minimise potential pollution caused by glare and spillage.

The developer shall comply with the BRE Code of Practice to control dust from construction and demolition activities (ISBN No. 1860816126). The requirements of the Code shall apply to all work on the site, access roads and adjacent roads.



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

#### 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 the related case officer's report, and following a visit to the site and adjoining properties by Members a positive view of the revised submitted proposals was taken by the Development Management Committee and permission granted.

<b>Item No:</b>	05	
<b>Application No:</b>	15/03801/FUL	
<b>Site Location:</b>	Land At Rear Of Unit 3 Lymore Gardens, Claude Vale, Twerton, Bath	
<b>Ward:</b> Westmoreland	<b>Parish:</b> N/A	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Erection of 8no. flats	
<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 John White	
<b>Expiry Date:</b>	18th December 2015	
<b>Case Officer:</b>	Tessa Hampden	

#### DECISION REFUSE

1 The development would not provide on-site parking or safe pedestrian access. It would generate additional parking demand within the vicinity of the site, within streets which have unsafe accesses and lack adequate available on-street car parking. Pedestrians would be required to use an unsafe and poor quality entrance which would be uninviting and threatening and the development would be inaccessible for wheelchair bound visitors/occupiers. The development would result in a severe threat to highway safety and the development is therefore contrary to saved policies T24 and T26 of the Bath and North East Somerset Local Plan 2007 and paragraph 32 of the NPPF.

#### PLANS LIST:

1447 AL(0)02 B Proposed Residential Development Proposed Block Site Plan 3rd December 2015

You are advised that as of 6 April 2015, the Bath & North East Somerset Community Infrastructure Levy (CIL) Charging Schedule comes into effect. Whilst the above application has been refused by the Local Planning Authority please note that CIL applies to all planning permissions granted on or after this date. Thus any successful appeal against this decision may become subject to CIL. Full details are available on the Council's website [www.bathnes.gov.uk/cil](http://www.bathnes.gov.uk/cil)

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 Council entered into pre application discussions and negotiated improvements to the scheme during the application process. Notwithstanding this, the Planning Committee chose to refuse this application for the reason stated.

<b>Item No:</b>	06	
<b>Application No:</b>	15/03650/OUT	
<b>Site Location:</b>	New Kingdom Hall, Charlton Road, Keynsham, Bristol	
<b>Ward:</b> Keynsham North	<b>Parish:</b> Keynsham Town Council	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Outline Application	
<b>Proposal:</b>	Erection of a three storey block comprising 8no residential apartments following demolition of the existing buildings (access and layout to be determined with all other matters reserved)	
<b>Constraints:</b>	Agric Land Class 3b,4,5, Centres and Retailing, Conservation Area, Forest of Avon, Sites with Planning Permission, Housing Development Boundary, Public Right of Way, SSSI - Impact Risk Zones,	
<b>Applicant:</b>	Hill Development	
<b>Expiry Date:</b>	27th October 2015	
<b>Case Officer:</b>	Alice Barnes	

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

**PLANS LIST:**

Site location plan 1888-1  
Existing site plan 1888-3  
Illustrative upper floor plans 1888-5  
Proposed site and ground floor plan 1888-4 rev A

**Advice Note:**

The application is advised to contact Wales and West Utilities prior to the commencement of the development. There are pipelines within the local area which may be affected by the development.

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 submitted proposals was taken and consent was granted.

<b>Item No:</b>	07	
<b>Application No:</b>	15/04500/FUL	
<b>Site Location:</b>	96 Charlton Road, Keynsham, Bristol, Bath And North East Somerset	
<b>Ward:</b> Keynsham North	<b>Parish:</b> Keynsham Town Council	<b>LB Grade:</b> N/A

<b>Application Type:</b>	Full Application
<b>Proposal:</b>	Erection of 1no two bed bungalow, front porch to existing dwelling and creation of parking.
<b>Constraints:</b>	Airport Safeguarding Zones, Agric Land Class 3b,4,5, Coal - Standing Advice Area, Forest of Avon, Housing Development Boundary, SSSI - Impact Risk Zones,
<b>Applicant:</b>	Mrs E Dockrill
<b>Expiry Date:</b>	18th December 2015
<b>Case Officer:</b>	Alice Barnes

## **DECISION PERMIT**

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

Reason: As required by Section 91 of the Town and Country Planning Act 1990 (as amended) and to avoid the accumulation of unimplemented planning permissions.

2 No development shall 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: In the interests of the appearance of the development and the surrounding area.

3 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 highway safety

4 The access, parking and turning areas shall not be brought into use until these areas have been 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

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:**

Site location plan

Block plan

Proposed plans and elevations 01B  
Proposed elevations 2

#### Advice Note

The applicant should be advised that they will need contact the Highway Maintenance Team on 01225 394337 with regard to securing a licence under Section 184 of the Highways Act 180 in order to widen the existing vehicular access. The access shall not be brought into use until the details of the access have been approved and constructed in accordance with the current Specification.

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 the development management committee have resolved to grant permission.

<b>Item No:</b>	08	
<b>Application No:</b>	15/03325/OUT	
<b>Site Location:</b>	Castle Farm Barn, Midford Road, Midford, Bath	
<b>Ward:</b> Bathavon South	<b>Parish:</b> South Stoke	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Outline Application	
<b>Proposal:</b>	Erect of an agricultural workers dwelling (Outline application with all matters reserved).	
<b>Constraints:</b>	Agric Land Class 1,2,3a, Area of Outstanding Natural Beauty, Greenbelt, MOD Safeguarded Areas, SSSI - Impact Risk Zones, Water Source Areas,	
<b>Applicant:</b>	Mr Mark Edwards	
<b>Expiry Date:</b>	18th December 2015	
<b>Case Officer:</b>	Alice Barnes	

#### **DECISION APPROVE**

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 Approval of the details of the scale, access, layout, appearance and 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 Development management Procedure Order 2015.

3 The 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.

4 The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, on the existing agricultural holding, or a widow or widower of such a person, and to any resident dependants.

Reason: To accord with the policies in the Development Plan and to ensure an adequate availability of dwellings to meet agricultural or forestry needs in the locality.

5 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.

6 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 highway safety.

7 Prior to the construction of the development infiltration testing and soakaway design in accordance with Building regulations Part H, section 3 shall be undertaken to verify that soakaways will be suitable for the development. The soakaways shall be installed prior to the occupation of the development unless the infiltration test results demonstrate that soakaways are not appropriate in accordance with Building regulations Part H, section 3. If the infiltration test results demonstrate that soakaways are not appropriate, an alternative method of surface water drainage, which has first been submitted to and approved in writing by the Local Planning Authority, should be installed prior to the occupation of the development.

Reason: To ensure that an appropriate method of surface water drainage is installed and in the interests of flood risk management in accordance with policy CP5 of the Bath and North East Somerset Core Strategy.

8 No development shall take place until full details of a Wildlife Protection and Enhancement Scheme, produced by a suitably experienced ecologist, have been submitted to and approved in writing by the local planning authority. These details shall include:

(i) Mapped survey findings for all trees hedgerows scrub and other habitats affected by the proposal, together with mapped findings of pre-commencement protected species survey of the site together with details of all necessary measures, including fenced exclusion zones, to protect wildlife and retained habitats during construction and to ensure no harm to protected species

(ii) Details of proposed new planting and habitat creation and all other proposed measures to benefit wildlife

(iii) Details of external and internal lighting design, demonstrating avoidance of or minimal new external lighting, and avoidance of light spill onto habitats used by bats and other wildlife, with 0 lux increase in light levels being required in these areas. 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 works shall be carried out prior to the occupation of any part of the development.

Reason: To avoid harm to wildlife including protected species and bats and to provide biodiversity enhancement in line with NPPF

9 No development shall take place until an arboricultural method statement with tree protection plan identifying measures to protect the trees and other landscape features to be retained, has been submitted to and approved in writing by the Local Planning Authority. The statement shall include proposed tree protection measures during site preparation (including demolition, clearance and level changes ), during construction and landscaping operations. The statement should also include the control of potentially harmful operations such as the position of service runs and soakaways, storage, handling and mixing of materials on site, burning, location of site office 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.

10 No development or other operations shall take place except in complete accordance with the approved 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.

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:**

Location plan  
Landscape plan  
Proposed site plan

#### Advice note

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 are consulted regarding the conversion.

#### Informative

The applicant has not indicated the size of the proposed dwelling. The application for the reserved matters will be expected to propose a dwelling which is of a size proportionate to the size of the existing enterprise.

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 submitted proposals was taken and consent was granted.

<b>Item No:</b>	09	
<b>Application No:</b>	15/03870/FUL	
<b>Site Location:</b>	Waterleet, Mead Lane, Saltford, Bristol	
<b>Ward:</b> Saltford	<b>Parish:</b> Saltford	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Installation of rooftop pavilion following removal of existing pitched roof (Resubmission).	
<b>Constraints:</b>	Agric Land Class 1,2,3a, British Waterways Major and EIA, British Waterways Minor and Householders, Flood Zone 2, Flood Zone 3, Forest of Avon, Greenbelt, MOD Safeguarded Areas, Regionally Important Geological Site, SSSI - Impact Risk Zones,	
<b>Applicant:</b>	Mr Pete Denmead	
<b>Expiry Date:</b>	2nd November 2015	
<b>Case Officer:</b>	Rae Mepham	

#### **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 vertical timber weather boarding slatted screen, horizontal weather boarding and glass balustrade shown on drawings 021A, 023B and 024B shall be installed prior to the roof terrace being brought into use, and permanently retained as such.

Reason: In order to protect the residential amenity of neighbouring properties.

3 The roof area of the development labelled as "In-accessible flat roof area" shall not be used as a balcony, roof garden or similar amenity area, without the prior approval of the local planning authority.

Reason: To safeguard the amenities of adjoining occupiers from overlooking and loss of privacy.

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:

27 Aug 2015	1918/019A	PROPOSED SITE PLAN
27 Aug 2015	1918/020A	PROPOSED FIRST FLOOR PLAN
27 Aug 2015	1918/021A	PROPOSED ROOF TERRACE PLAN
27 Aug 2015	1918/022A	PROPOSED ROOF PLAN
27 Aug 2015	1918/023B	PROPOSED NE SE ELEVATIONS
27 Aug 2015	1918/025A	PROPOSED SECTION AA
27 Aug 2015	1918/026	PROPOSED SECTION BB
27 Aug 2015	1918/027	PROPOSED STREET VIEW 1
27 Aug 2015	1918/028	PROPOSED STREET VIEW 2
27 Aug 2015	1918/029	PROPOSED STREET VIEW 3
07 Sep 2015	1918/024B	PROPOSED NW SW ELEVATIONS

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 at the Development Management Committee, a positive view of the submitted/revised proposals was taken and consent was granted.

<b>Item No:</b>	10	
<b>Application No:</b>	15/04642/LBA	
<b>Site Location:</b>	West House Farm, Back Lane, Hinton Blewett, Bristol	
<b>Ward:</b> Mendip	<b>Parish:</b> Hinton Blewett	<b>LB Grade:</b> II
<b>Application Type:</b>	Listed Building Consent (Alts/exts)	



<b>Proposal:</b>	External alterations to remove 18No. existing single glazed windows, replace with painted hardwood framed double-glazed windows and install pennant stone sub-cills
<b>Constraints:</b>	Airport Safeguarding Zones, Airport Safeguarding Zones, Agric Land Class 1,2,3a, Coal - Standing Advice Area, Sites with Planning Permission, Listed Building, SSSI - Impact Risk Zones,
<b>Applicant:</b>	Mr & Mrs Martin Ward
<b>Expiry Date:</b>	8th December 2015
<b>Case Officer:</b>	Laura Batham

## DECISION CONSENT

This decision relates to elevations and location plan received on 13th October 2015.

Whilst the officer recommendation was to refuse the application the Committee considered the proposal acceptable and approved the decision.

## PLANS LIST:

This decision relates to elevations and location plan received on 13th October 2015.

<b>Item No:</b>	11
<b>Application No:</b>	15/04574/LBA
<b>Site Location:</b>	5 Hatfield Buildings, Widcombe, Bath, Bath And North East Somerset
<b>Ward:</b> Widcombe	<b>Parish:</b> N/A <b>LB Grade:</b> II
<b>Application Type:</b>	Listed Building Consent (Alts/exts)
<b>Proposal:</b>	Internal and external alterations to existing extension and installation of glazed roof light.
<b>Constraints:</b>	Agric Land Class 3b,4,5, Article 4, Article 4, Article 4, British Waterways Major and EIA, British Waterways Minor and Householders, Conservation Area, Forest of Avon, Hotspring Protection, Listed Building, MOD Safeguarded Areas, SSSI - Impact Risk Zones, World Heritage Site,
<b>Applicant:</b>	Ms Wendy Mitchell
<b>Expiry Date:</b>	2nd December 2015
<b>Case Officer:</b>	Laura Batham

## DECISION CONSENT

1 The works hereby approved shall be begun before the expiration of three years from the date of this consent

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

2 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 drawings 4546-2015-04, 4546-2015-06, 4546-2015-08, 4546-2015-09, 4546-2015-10, 4546-2015-11, 4546-2015-12, 5619-2015-BP and Site plan received on 7th 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. 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>	12	
<b>Application No:</b>	15/04428/FUL	
<b>Site Location:</b>	15 Station Road, Keynsham, BS31 2BH,	
<b>Ward:</b> Keynsham North	<b>Parish:</b> Keynsham Town Council	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Erection of rear extension to facilitate the conversion of vacant Public House to 4no. 2 bedroom town houses with parking and associated works (Revised Proposal).	
<b>Constraints:</b>	Agric Land Class 3b,4,5, Centres and Retailing, Conservation Area, Forest of Avon, Housing Development Boundary, SSSI - Impact Risk Zones,	
<b>Applicant:</b>	Mr & Mrs G & E Baio	
<b>Expiry Date:</b>	27th November 2015	
<b>Case Officer:</b>	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 The construction of the external surfaces shall not begin 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: In the interests of the appearance of the development and the character and appearance of the Conservation Area.

3 Prior to the commencement of development a Construction Environmental Management Plan (CEMP) shall be submitted to an approved, in writing, by the Local Planning Authority. The CEMP will include but not be restricted to:

- A description of the sensitive features or receptors associated with the application site and surrounding area, and the rationale for protection of these features (known as the Environmental Impacts/ Aspects register).
- An overall programme for demolition and construction activities, together with method statements and risk assessments relating to certain activities.
- The control measures and monitoring requirements to be implemented during each stage of the construction works to minimise resource use, protect the environment or minimise disturbance of sensitive receptors.
- Names of the nominated person(s) responsible for implementing these measures and undertaking the required monitoring, and the person(s) responsible for checking that these measures have been implemented and monitoring completed.
- Reporting procedures and documentation requirements in relation to implementation of the control measures and monitoring.
- Actions to be taken in the event of an emergency or unexpected event.
- Details of working hours, delivery times, dust suppression, traffic control (where necessary) and parking of contractors vehicles

Thereafter the development shall be undertaken in accordance with the approved CEMP.

Reason: In the interests of amenity and highway safety. This condition has to be pre-commencement to ensure that the details of the CEMP are appropriate to protect amenity and highways safety prior to any work starting on site.

4 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.

5 No development shall take place within the site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The programme of archaeological work should provide a controlled watching brief during ground works on the site, with provision for excavation of any significant deposits or features encountered, and shall be carried out by a competent person(s) and completed in accordance with the approved written scheme of investigation.

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

6 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.

7 Prior to the construction of the development written confirmation from the sewerage company (Wessex Water) accepting the surface water discharge into their network including point of connection and rate shall be submitted to the Local Planning Authority. If the sewerage company are not able to accept the proposed surface water discharge, an alternative method of surface water drainage, which has first been submitted to and approved in writing by the Local Planning Authority, should be installed prior to the occupation of the development.

Reason: To ensure that an appropriate method of surface water drainage is installed and in the interests of flood risk

8 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:**

3622\_002A  
3622\_005A  
3622\_007A  
3622\_008A  
3622\_020J  
3622-021G  
3622-030H  
3622-031J  
3622-040K  
3622-051  
3622-001C

#### **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](http://www.planningportal.gov.uk).

<b>Item No:</b>	13	
<b>Application No:</b>	15/04681/FUL	
<b>Site Location:</b>	17 Foxcombe Road, Newbridge, Bath, Bath And North East Somerset	
<b>Ward:</b> Newbridge	<b>Parish:</b> N/A	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Installation of new white uPVC windows to replace existing timber windows.	
<b>Constraints:</b>	Agric Land Class 3b,4,5, Article 4, Article 4, Article 4, Conservation Area, Forest of Avon, Hotspring Protection, MOD Safeguarded Areas, SSSI - Impact Risk Zones, World Heritage Site,	
<b>Applicant:</b>	Ms Deirdre Horstmann	
<b>Expiry Date:</b>	18th December 2015	
<b>Case Officer:</b>	Kate Whitfield	

## **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 front elevation windows shall be as replaced as detailed in the quotation from 'Clearglaze Windows' dated 9 November 2015.

Reason: To safeguard the character and appearance of the building and the Bath Conservation Area.

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:**

This decision relates to the following plans:

Existing Elevations, drawing number 2094.1 dated 15 October 2015

Proposed Elevations, drawing number 2094.2a dated 16 November 2015

Site Location Plan, drawing number 2094.3 dated 15 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. 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.