

**BATH AND NORTH EAST SOMERSET COUNCIL**

**DEVELOPMENT CONTROL COMMITTEE**

**8th June 2011**

**DECISIONS**

<b>Item No:</b>	01	
<b>Application No:</b>	10/05199/MINW	
<b>Site Location:</b>	Stowey Quarry, Stowey Road, Stowey, Bristol	
<b>Ward:</b> Chew Valley South	<b>Parish:</b> Stowey Sutton	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Minerals and Waste application	
<b>Proposal:</b>	Restoration of Stowey Quarry by landfilling of Stable Non Reactive Hazardous Waste (SNRHW) and inert wastes.	
<b>Constraints:</b>	Agric Land Class 1,2,3a, Agric Land Class 3b,4,5, Coal fields, Existing Mineral Working, Forest of Avon, Mineral Consultation, Water Source Areas,	
<b>Applicant:</b>	Mr Larry Edmunds	
<b>Expiry Date:</b>	7th March 2011	
<b>Case Officer:</b>	Chris Herbert	

**DECISION Defer**

Defer consideration.

Reason: To seek further information from the applicant.

<b>Item No:</b>	02	
<b>Application No:</b>	11/00540/FUL	
<b>Site Location:</b>	Tennis Court Farm, Wells Road, Hallatrow, Bristol	
<b>Ward:</b> High Littleton	<b>Parish:</b> High Littleton	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Erection of a pair of semi-detached dwellings following demolition of an agricultural barn together with the provision of off-street car parking for No's 2-5 (incl) Bloomfield	
<b>Constraints:</b>	Agric Land Class 1,2,3a, Coal fields, Forest of Avon, Housing Development Boundary,	
<b>Applicant:</b>	Ben J Stock	
<b>Expiry Date:</b>	13th April 2011	
<b>Case Officer:</b>	Rebecca Roberts	

**DECISION REFUSE** for the following reasons:

1 The proposed development by reason of its design does not respond to the local context and will be visually harmful to the appearance of the area, contrary to policies D.2 and D.4 of the Bath and North East Somerset Local Plan (including minerals and waste policies) 2007.

2 The proposed development, by reason of its siting outside of the housing development boundary would represent inappropriate development contrary to policy HG.10 of the Bath and North East Somerset Local Plan (including waste and minerals policies) 2007.

3 The proposed development, by reason of the siting of the proposed car parking area in this location would encroach into open countryside and would be visually detrimental to the rural character of this locality. This would be contrary to policies D.2 and D.4 of the Bath and North East Somerset Local Plan (including waste and minerals policies) 2007.

**PLANS LIST:** This decision relates to drawing no's BS/02, BS/03, BS/04, BS/05 and the Design and Access Statement dated 27th January 2011.

<b>Item No:</b>	03	
<b>Application No:</b>	11/00559/FUL	
<b>Site Location:</b>	20 Walden Road, Keynsham, Bristol, Bath And North East Somerset	
<b>Ward:</b> Keynsham East	<b>Parish:</b> Keynsham Town Council	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Erection of a single storey front extension (resubmission).	
<b>Constraints:</b>	Agric Land Class 3b,4,5, Forest of Avon, Housing Development Boundary,	
<b>Applicant:</b>	Mr & Mrs Wiggins	
<b>Expiry Date:</b>	6th April 2011	
<b>Case Officer:</b>	Victoria Griffin	

**DECISION** REFUSE for the following reason:

1 The proposed siting and design of the extension would detract from the character and appearance of the existing house and this part of Walden Road contrary to Bath & North East Somerset Local Plan (Adopted October 2007) policies D2 and D4.

**PLANS LIST:** Location plan, L[00]10A, L[00]01 - L[00]05, Design & Access Statement 09/02/11  
North & South Elevations, Roof Plan and East elevations date received 23/03/11