

BATH AND NORTH EAST SOMERSET COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE

19th October 2016

DECISIONS

| | | |
|------------------------------------|---|----------------------|
| Item No: | 01 | |
| Application No: | 16/02055/FUL | |
| Site Location: | Land East Of The Mead, Queen Charlton Lane, Whitchurch, Bristol | |
| Ward: Publow And Whitchurch | Parish: Whitchurch | LB Grade: N/A |
| Application Type: | Full Application | |
| Proposal: | Erection of 100 no. 1, 2, 3 and 4 bedroom dwellings including public open space, attenuation and associated works. New vehicular access from Queen Charlton Lane. | |
| Constraints: | Affordable Housing, Airport Safeguarding Zones, Agric Land Class 1,2,3a, Coal - Standing Advice Area, Forest of Avon, Housing Development Boundary, Safeguarded Land, SSSI - Impact Risk Zones, | |
| Applicant: | Barratt Homes (Bristol) | |
| Expiry Date: | 30th November 2016 | |
| Case Officer: | Rachel Tadman | |

Delegate to permit subject to further negotiations on a number of issues as per the update report and with additional matters relating to allotments and then subject to the entering of a Section 106 and conditions.

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| Item No: | 02 | |
| Application No: | 16/02658/REM | |
| Site Location: | Rockery Tea Gardens Vacant Premises, North Road, Combe Down, Bath | |
| Ward: Combe Down | Parish: N/A | LB Grade: N/A |
| Application Type: | Removal of conditions | |
| Proposal: | Removal of condition 11 on application 13/01733/FUL, allowed on appeal 15th May 2015,(Erection of a detached single storey dwelling (revised proposal). | |
| Constraints: | Affordable Housing, Agric Land Class 3b,4,5, Article 4, Forest of Avon, Hotspring Protection, Mineral Construction Area, MOD Safeguarded Areas, SSSI - Impact Risk Zones, Tree Preservation Order, Water Source Areas, World Heritage Site, | |
| Applicant: | Freemantle Capital (Gainsborough) Ltd | |
| Expiry Date: | 24th October 2016 | |
| Case Officer: | Rachel Tadman | |

DECISION REFUSE

1 The proposed lighting strategy and fencing will result in increased lightspill to the surrounding dark site and would be less effective than the permitted smart glass and does not therefore provide a suitable alternative. The proposed development will consequently result in harm to the surrounding bat population and result in light pollution to the surrounding area. The development is therefore contrary to policies NE10, NE.11 and ES.9 of the saved policies of the Bath and North East Local Plan, including minerals and waste policies, adopted October 2007

PLANS LIST:

This decision relates to drawing nos

2233/2005 Rev B (Location Plan), 2323/2002a1 Rev A (Proposed Site Plan), 2323/2002a2 Rev B (Proposed Site Plan), 2467/2003 Rev A (Plot 3: Plans and Elevations), 2467/2004 (Section A-A), 2467/2008 (Section B-B), L331 SK2 Rev B (Tree Survey/Constraints Plan), L331 SK3 (Arboricultural Implications Plan), 1076-10 Rev A (Landscape Masterplan) and 1098-02 Rev A (Off Site Planting).

2233/2001 Rev E (Proposed Site Plan), 2233/2500 (Plot 3 sections), 0435-DFL-1300-1307 (Isolux Contours), 0435-DFL-TR-001-A Lighting Report,

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 Policy Planning Framework. The proposal was considered unacceptable by the councils development management committee and having regard to the need to avoid unnecessary delay the Local Planning Authority moved forward and issued its decision.

Condition Categories

The heading of each condition gives an indication of the type of condition and what is required by it. There are 4 broad categories:

Compliance - The condition specifies matters to which you must comply. These conditions do not require the submission of additional details and do not need to be discharged.

Pre-commencement - The condition requires the submission and approval of further information, drawings or details before any work begins on the approved development. The condition will list any specific works which are exempted from this restriction, e.g. ground investigations, remediation works, etc.

Pre-occupation - The condition requires the submission and approval of further information, drawings or details before occupation of all or part of the approved development.

Bespoke Trigger - The condition contains a bespoke trigger which requires the submission and approval of further information, drawings or details before a specific action occurs.

Please note all conditions should be read fully as these headings are intended as a guide only.

Where approval of further information is required you will need to submit a conditions application and pay the relevant fee, details of the fee can be found on the "what happens after permission" pages of the Council's Website. You can submit your conditions application via the Planning Portal at www.planningportal.co.uk or send it direct to planning_registration@bathnes.gov.uk. Alternatively this can be sent by post to The Planning Registration Team, Planning Services, Lewis House, Manvers Street, Bath, BA1 1JG.

There are two agreements under Section 106 of the Town and Country Planning Act 1990 that affect this site and planning permission. The first S106 legal agreement is attached to planning permission 08/03370/FUL and the second is attached to planning permission 13/01733/FUL.

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| Item No: | 03 | |
| Application No: | 16/03069/FUL | |
| Site Location: | Workshop, 239A London Road East, Batheaston, Bath | |
| Ward: Bathavon North | Parish: Batheaston | LB Grade: N/A |
| Application Type: | Full Application | |
| Proposal: | Conversion and extension of existing industrial building to create a Live Work Unit. | |
| Constraints: | Affordable Housing, Agric Land Class 3b,4,5, Flood Zone 2, Flood Zone 3, Forest of Avon, Hotspring Protection, Housing Development Boundary, LLFA - Flood Risk Management, MOD Safeguarded Areas, SSSI - Impact Risk Zones, | |
| Applicant: | Mr Robert Marcuson | |
| Expiry Date: | 23rd September 2016 | |
| Case Officer: | Alice Barnes | |

Defer for site visit – to allow Members to view the site

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| Item No: | 04 |
| Application No: | 16/03043/FUL |
| Site Location: | 18 Eden Park Drive, Batheaston, Bath, Bath And North East Somerset |
| Ward: | Bathavon North |
| Parish: | Batheaston |
| LB Grade: | N/A |
| Application Type: | Full Application |
| Proposal: | Erection of 2no.detached dwellings with detached garages, access and associated works |
| Constraints: | Affordable Housing, Agric Land Class 3b,4,5, Forest of Avon, Hotspring Protection, Housing Development Boundary, MOD Safeguarded Areas, SSSI - Impact Risk Zones, |
| Applicant: | Mr And Mrs D Crook |
| Expiry Date: | 21st October 2016 |
| Case Officer: | Alice Barnes |

DECISION PERMIT

1 Standard Time Limit (Compliance)

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 permission

2 Existing and Proposed Levels (Pre-commencement)

No development shall commence until details of the existing and proposed ground levels have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details.

Reason: For the avoidance of doubt and to clarify the finished ground levels of the development to accord with Policies D.2 and D.4 of the Bath and North East Somerset Local Plan. This is a condition precedent because the ground levels have the potential to affect the overall impact of the development. Therefore these details need to be agreed before work commences as they could not easily be amended after.

3 Parking (Compliance)

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: To ensure sufficient parking and turning areas are retained at all times in the interests of amenity and highways safety in accordance with Policy T.24 of the Bath and North East Somerset Local Plan.

4 Bound/Compacted Vehicle Access (Pre-occupation)

No occupation of the development shall commence until the vehicular access has been constructed with a bound and compacted surfacing material (not loose stone or gravel).

Reason: To prevent loose material spilling onto the highway in the interests of highways safety in accordance with Policy T.24 of the Bath and North East Somerset Local Plan.

5 Plans List (Compliance)

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 plan and section 16697/A
Proposed elevation 16689/D
Proposed elevation 16690/C

Informative

The applicant should be advised to contact the Highway Maintenance Team on 01225 394337 with regard to securing a Licence under Section 184 of the Highways Act 1980 for the construction of a vehicular crossing. 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, and expanded upon in a related case officer's report, a positive view of the revised proposals was taken and consent was granted.

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| Item No: | 05 | |
| Application No: | 16/01465/FUL | |
| Site Location: | Land Adjacent To White Hill Cottages, White Hill, Shoscombe, Bath | |
| Ward: Bathavon South | Parish: Shoscombe | LB Grade: N/A |
| Application Type: | Full Application | |
| Proposal: | Erection of attached garage and refurbishment of domestic store/workshop following demolition of existing garage (Resubmission). | |
| Constraints: | Affordable Housing, Agric Land Class 1,2,3a, Coal - Standing Advice Area, Forest of Avon, Greenbelt, SSSI - Impact Risk Zones, | |
| Applicant: | Mrs Carolyn Burnell, Jane Eittle & Anne Rogers | |
| Expiry Date: | 21st October 2016 | |
| Case Officer: | Christine Moorfield | |

DECISION PERMIT

1 Standard Time Limit (Compliance)

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 permission

2 Plans List (Compliance)

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.

3 Domestic use only (Compliance)

The garage extension hereby approved shall be retained for the garaging of private motor vehicles and ancillary domestic storage only and for no other purpose without the prior written permission of the Local Planning Authority.

Reason Any commercial use of this building may generate additional traffic thereby being contrary to and the interests of highways safety and saved Policy T.24 as well as harmful to the residential amenity of neighbours being contrary to saved Policies D2 and D4 of the Bath and North East Somerset Local Plan.

4 Ecology works in accordance with report.(Compliance)

The development hereby permitted shall be carried out only in accordance with the measures described in the Discussion and Conclusions section of the approved report entitled Building Inspection For Bats by Stark Ecology Ltd dated February 2016.

Reason: to avoid harm to bats and nesting birds.

5 Turning space (Prior to first commencement of use)

The development hereby approved shall not be brought into use until a properly bound and compacted turning space for vehicles has been constructed within the site in accordance with details which shall have been submitted to and approved by the Local Planning Authority. Such turning space shall be kept clear of obstruction at all times.

Reason To ensure that vehicles can leave and enter the site in forward gear in the interests of highways safety and in accordance with saved Policy T.24 of the Bath and North East Somerset Local Plan.

6 Removal of Permitted Development Rights - Vehicle Visibility Splay (Compliance)

Notwithstanding the provisions of the Town and Country Planning General Development Order 2015 (or any order revoking and re-enacting that Order) no additional buildings, structures or erection of any kind (including walls, fences, and drainage works) shall be constructed adjacent or within 3m of the boundary of the site adjacent to Whites Hill. This restriction is not to apply to the new fence required in compliance with condition 7.

Reason: To ensure visibility is maintained in the interests of highways safety in accordance with Policy T.24 of the Bath and North East Somerset Local Plan.

7 Erection of boundary fence/rail (Bespoke Trigger)

Prior to the garage hereby permitted first being brought into use details of a post and rail fence or a knee rail in the location as shown on the approved plans to the south west of the new development located perpendicular to the front of the garage building adjacent to the access shall be submitted to and approved by the local planning authority. Thereafter the fence shall be constructed and retained in accordance with the approved details.

Reason In the interests of visual and residential amenity ensuring that the adjacent land is not used for the parking of vehicles

PLANS LIST:

Site Location plan 001, 002, 003, and 004.

Condition Categories

The heading of each condition gives an indication of the type of condition and what is required by it. There are 4 broad categories:

Compliance - The condition specifies matters to which you must comply. These conditions do not require the submission of additional details and do not need to be discharged.

Pre-commencement - The condition requires the submission and approval of further information, drawings or details before any work begins on the approved development. The condition will list any specific works which are exempted from this restriction, e.g. ground investigations, remediation works, etc.

Pre-occupation - The condition requires the submission and approval of further information, drawings or details before occupation of all or part of the approved development.

Bespoke Trigger - The condition contains a bespoke trigger which requires the submission and approval of further information, drawings or details before a specific action occurs.

Please note all conditions should be read fully as these headings are intended as a guide only.

Where approval of further information is required you will need to submit a conditions application and pay the relevant fee, details of the fee can be found on the "what happens after permission" pages of the Council's Website. You can submit your conditions application via the Planning Portal at www.planningportal.co.uk or send it direct to planning_registration@bathnes.gov.uk. Alternatively this can be sent by post to The Planning Registration Team, Planning Services, Lewis House, Manvers Street, Bath, BA1 1JG.

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.

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| Item No: | 06 | |
| Application No: | 16/03724/FUL | |
| Site Location: | Lea Meadow House, Wells Road, Hallatrow, Bristol | |
| Ward: High Littleton | Parish: High Littleton | LB Grade: II |
| Application Type: | Full Application | |
| Proposal: | Erection of 4 No. detached dwellings (Resubmission of 15/04514/FUL) | |
| Constraints: | Agric Land Class 1,2,3a, Coal - Standing Advice Area, Forest of Avon, Housing Development Boundary, SSSI - Impact Risk Zones, | |
| Applicant: | Ken Biggs Contractors Ltd | |
| Expiry Date: | 21st October 2016 | |
| Case Officer: | Christine Moorfield | |

DECISION PERMIT

1 Standard Time Limit (Compliance)

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 permission

2 Plans List (Compliance)

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.

3 Drainage details (Pre commencement)

No development shall commence, except ground investigations and remediation, until infiltration testing and soakaway design in accordance with Building regulations Part H, section 3 (3.30) have been undertaken to verify that soakaways will be suitable for the development. If the infiltration test results demonstrate that soakaways are not appropriate, an alternative method of surface water drainage, shall be submitted to and approved in writing by the Local Planning Authority and 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. This is a condition precedent because it is necessary

to understand whether soakaways are appropriate prior to any initial construction works which may prejudice the surface water drainage strategy.

4 Materials - Sample of Render (Bespoke Trigger)

No external walls of the development shall be rendered until a sample of the colour and texture of the render to be used 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 approved materials.

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

accordance with Policies D.2 and D.4 of the Bath and North East Somerset Local Plan and Policy CP6 of the Bath and North East Somerset Core Strategy.

5 Materials - Submission of Schedule and Samples (Bespoke Trigger)

No construction of the external walls of the 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 approved details.

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

accordance with Policies D.2 and D.4 of the Bath and North East Somerset Local Plan and Policy CP6 of the Bath and North East Somerset Core Strategy.

6 Tree protection (Pre commencement)

No development shall take place until an annotated tree protection plan identifying measures (fencing and/or ground protection measures) to protect the tree 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 include the design of fencing proposed also take into account the control of potentially harmful operations such as the position of service runs, storage, handling and mixing of materials on site, burning, and movement of people and machinery.

Reason: To ensure that trees to be retained are not adversely affected by the development proposals in accordance with policy NE.4 of the Bath and North East Somerset Local Plan. This is a condition precedent because the works comprising the development have the potential to harm retained trees. Therefore these details need to be agreed before work commences.

7 Domestic use of garages (Compliance)

The garages hereby approved shall be retained for the garaging of private motor vehicles associated with the dwellings and ancillary domestic storage and for no other purpose.

Reason: To ensure adequate off-street parking provision is retained in accordance with Policy T.26 of the Bath and North East Somerset Local Plan.

8 Retention of parking turning areas (Compliance)

The areas 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 of vehicles in connection with the development hereby permitted.

Reason: To ensure sufficient parking and turning areas are retained at all times in the interests of amenity and highways safety in accordance with Policy T.24 of the Bath and North East Somerset Local Plan.

9 Access and turning surface (Compliance)

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: To prevent loose material spilling onto the highway in the interests of highways safety in accordance with Policy T.24 of the Bath and North East Somerset Local Plan.

10 Provision of footpath and carriageway (Bespoke Trigger)

Each dwelling shall not be occupied until it is served by a properly bound and compacted footpath and carriageway to at least base course level between the dwelling and the existing adopted highway.

Reason: To ensure that the development is served by an adequate means of access in accordance with Policy T.24 of the Bath and North East Somerset Local Plan.

11 Welcome Pack (Bespoke Trigger)

No occupation of the approved development shall commence until a new resident's welcome pack has been issued to the first occupier/purchaser of each residential unit of accommodation. The new resident's welcome pack shall have previously been submitted to and approved in writing by the Local Planning Authority and shall 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., to encourage residents to try public transport.

Reason: To encourage the use of public transport in the interests of sustainable development in accordance with Policy T.1 of the Bath and North East Somerset Local Plan

PLANS LIST:

PS E05,
PH 2E 01, 02, 03,
PS 2 SL 01,
PH2 LS 01,
PH2 P01, 02, 03,
PH2 SL 02,
PH2 SS 02,
PH2 SS 03,

PH2 SS 101,
PS2 E04

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.

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| Item No: | 07 | |
| Application No: | 16/00792/FUL | |
| Site Location: | 8 Warminster Road, Bathampton, Bath, Bath And North East Somerset | |
| Ward: Bathavon North | Parish: Bathampton | LB Grade: N/A |
| Application Type: | Full Application | |
| Proposal: | Erection of two-storey rear extension with first floor rear balcony | |
| Constraints: | Affordable Housing, Agric Land Class 1,2,3a, British Waterways Major and EIA, British Waterways Minor and Householders, Forest of Avon, Greenbelt, Hotspring Protection, Housing Development Boundary, MOD Safeguarded Areas, River Avon and Kennet & Avon Canal, SSSI - Impact Risk Zones, | |
| Applicant: | Mr J Paddy | |
| Expiry Date: | 21st October 2016 | |
| Case Officer: | Nikki Honan | |

Defer for site visit – to allow Members to view the site

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| Item No: | 08 | |
| Application No: | 16/03659/FUL | |
| Site Location: | 22 Prospect Place, Walcot, Bath, Bath And North East Somerset | |
| Ward: Walcot | Parish: N/A | LB Grade: II |
| Application Type: | Full Application | |
| Proposal: | Erection of single storey rear extension and internal and external alterations following demolition of existing single storey rear extension. | |
| Constraints: | Affordable Housing, Agric Land Class 3b,4,5, Article 4, Article 4, Article 4, Conservation Area, Forest of Avon, Hotspring Protection, Listed Building, MOD Safeguarded Areas, SSSI - Impact Risk Zones, World Heritage Site, | |
| Applicant: | Ms Rosalind Skinner | |
| Expiry Date: | 20th September 2016 | |
| Case Officer: | Caroline Power | |

DECISION PERMIT

1 Standard Time Limit (Compliance)

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 permission

2 Sample Panel - Walling (Bespoke Trigger)

No construction of the external walls of the development shall commence until a sample panel of all external walling materials to be used has been erected on site, approved in writing by the Local Planning Authority, and kept on site for reference until the development is completed. The development shall be undertaken in accordance with the approved details.

Reason: In the interests of the appearance of the development and the surrounding area in accordance with Policies D.2 and D.4 of the Bath and North East Somerset Local Plan and Policy CP6 of the Bath and North East Somerset Core Strategy.

3 Roofing Materials (Bespoke Trigger)

No construction of the roof of the development shall commence until a sample of all external roofing materials has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details.

Reason: In the interests of the appearance of the development and the surrounding area in accordance with Policies D.2 and D.4 of the Bath and North East Somerset Local Plan and Policy CP6 of the Bath and North East Somerset Core Strategy.

4 Plans List (Compliance)

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:

| | | | | |
|---------|-------------|------------|-------------------------------------|--------|
| Drawing | 19 Jul 2016 | 5783-16-10 | PROPOSED BATH STONE FIREPLACE | Public |
| Drawing | 19 Jul 2016 | 5783-16-11 | PROPOSED STAIR SECTION | |
| Drawing | 19 Jul 2016 | 5783-16-12 | PROPOSED STAIR ELEVATION | |
| Drawing | 19 Jul 2016 | 5783-16-13 | PROPOSED DOOR DETAILS | |
| Drawing | 19 Jul 2016 | 5783-16-2 | EXISTING GROUND FLOOR PLAN | |
| Drawing | 19 Jul 2016 | 5783-16-3 | EXISTING FIRST FLOOR PLAN | |
| Drawing | 19 Jul 2016 | 5783-16-4 | EXISTING FRONT & REAR ELEVATION | |
| Drawing | 19 Jul 2016 | 5783-16-5 | EXISTING ROOF PLAN & SIDE ELEVATION | |
| Drawing | 19 Jul 2016 | 5783-16-6 | PROPOSED GROUND FLOOR PLAN | |
| Drawing | 19 Jul 2016 | 5783-16-7 | PROPOSED FIRST FLOOR PLAN | |
| Drawing | 19 Jul 2016 | 5783-16-8 | PROPOSED FRONT & REAR ELEVATION | |

Drawing 19 Jul 2016 5783-16-9 PROPOSED ROOF PLAN & SIDE ELEVATION
Revised Drawing 30 Aug 2016 5545-16-3A AMENDED Existing 1st Floor.
Revised Drawing 30 Aug 2016 5545-16-14. Cupboard Cornice Details
OS Extract 19 Jul 2016 5783-16-1 SITE LOCATION PLAN

Condition Categories

The heading of each condition gives an indication of the type of condition and what is required by it. There are 4 broad categories:

Compliance - The condition specifies matters to which you must comply. These conditions do not require the submission of additional details and do not need to be discharged.

Pre-commencement - The condition requires the submission and approval of further information, drawings or details before any work begins on the approved development. The condition will list any specific works which are exempted from this restriction, e.g. ground investigations, remediation works, etc.

Pre-occupation - The condition requires the submission and approval of further information, drawings or details before occupation of all or part of the approved development.

Bespoke Trigger - The condition contains a bespoke trigger which requires the submission and approval of further information, drawings or details before a specific action occurs.

Please note all conditions should be read fully as these headings are intended as a guide only.

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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.

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| Item No: | 09 | |
| Application No: | 16/03660/LBA | |
| Site Location: | 22 Prospect Place, Walcot, Bath, Bath And North East Somerset | |
| Ward: Walcot | Parish: N/A | LB Grade: II |
| Application Type: | Listed Building Consent (Alts/exts) | |
| Proposal: | Internal and external alterations to include erection of single storey rear extension following demolition of existing single storey rear extension. | |

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| Constraints: | Affordable Housing, Agric Land Class 3b,4,5, Article 4, Article 4, Article 4, Conservation Area, Forest of Avon, Hotspring Protection, Listed Building, MOD Safeguarded Areas, SSSI - Impact Risk Zones, World Heritage Site, |
| Applicant: | Ms Rosalind Skinner |
| Expiry Date: | 14th September 2016 |
| Case Officer: | Caroline Power |

DECISION CONSENT

1 Time Limit - Listed Building Consent (Compliance)

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 Mortar Mix (Bespoke Trigger)

No re-pointing shall be carried out until details of the specification for the mortar mix and a sample area of pointing demonstrating colour, texture, jointing and finish have been provided in situ for the inspection and approval in writing by the Local Planning Authority and retained for reference until the work has been completed. Once approved the works shall be completed in accordance with the approved details.

Reason: To safeguard features of special architectural and historical interest and preserve the character and appearance of the building in accordance with Policy BH.2 of the Bath and North East Somerset Local Plan.

3 Roofing Materials (Bespoke Trigger)

No construction of the roof of the development shall commence until a sample of all external roofing materials has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details.

Reason: In the interests of the appearance of the development and the surrounding area in accordance with Policies D.2 and D.4 of the Bath and North East Somerset Local Plan and Policy CP6 of the Bath and North East Somerset Core Strategy.

4 Plans List (Compliance)

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:

| | | | | |
|---------|-------------|------------|-------------------------------|--------|
| Drawing | 19 Jul 2016 | 5783-16-10 | PROPOSED BATH STONE FIREPLACE | Public |
| Drawing | 19 Jul 2016 | 5783-16-11 | PROPOSED STAIR SECTION | |

| | | | |
|-----------------|-------------|-------------|-------------------------------------|
| Drawing | 19 Jul 2016 | 5783-16-12 | PROPOSED STAIR ELEVATION |
| Drawing | 19 Jul 2016 | 5783-16-13 | PROPOSED DOOR DETAILS |
| Drawing | 19 Jul 2016 | 5783-16-2 | EXISTING GROUND FLOOR PLAN |
| Drawing | 19 Jul 2016 | 5783-16-3 | EXISTING FIRST FLOOR PLAN |
| Drawing | 19 Jul 2016 | 5783-16-4 | EXISTING FRONT & REAR ELEVATION |
| Drawing | 19 Jul 2016 | 5783-16-5 | EXISTING ROOF PLAN & SIDE ELEVATION |
| Drawing | 19 Jul 2016 | 5783-16-6 | PROPOSED GROUND FLOOR PLAN |
| Drawing | 19 Jul 2016 | 5783-16-7 | PROPOSED FIRST FLOOR PLAN |
| Drawing | 19 Jul 2016 | 5783-16-8 | PROPOSED FRONT & REAR ELEVATION |
| Drawing | 19 Jul 2016 | 5783-16-9 | PROPOSED ROOF PLAN & SIDE ELEVATION |
| Revised Drawing | 30 Aug 2016 | 5545-16-3A | AMENDED Existing 1st Floor. |
| Revised Drawing | 30 Aug 2016 | 5545-16-14. | Cupboard Cornice Details |
| OS Extract | 19 Jul 2016 | 5783-16-1 | SITE LOCATION PLAN |

Condition Categories

The heading of each condition gives an indication of the type of condition and what is required by it. There are 4 broad categories:

Compliance - The condition specifies matters to which you must comply. These conditions do not require the submission of additional details and do not need to be discharged.

Pre-commencement - The condition requires the submission and approval of further information, drawings or details before any work begins on the approved development. The condition will list any specific works which are exempted from this restriction, e.g. ground investigations, remediation works, etc.

Pre-occupation - The condition requires the submission and approval of further information, drawings or details before occupation of all or part of the approved development.

Bespoke Trigger - The condition contains a bespoke trigger which requires the submission and approval of further information, drawings or details before a specific action occurs.

Please note all conditions should be read fully as these headings are intended as a guide only.

Where approval of further information is required you will need to submit a conditions application and pay the relevant fee, details of the fee can be found on the "what happens after permission" pages of the Council's Website. You can submit your conditions application via the Planning Portal at www.planningportal.co.uk or send it direct to planning_registration@bathnes.gov.uk. Alternatively this can be sent by post to The Planning Registration Team, Planning Services, Lewis House, Manvers Street, Bath, BA1 1JG.

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.

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| Item No: | 10 |
| Application No: | 16/03572/FUL |
| Site Location: | High View, The Street, Compton Martin, Bristol |
| Ward: Chew Valley South | Parish: Compton Martin LB Grade: N/A |
| Application Type: | Full Application |
| Proposal: | Installation of 2no south side dormers and erection of double garage |
| Constraints: | Affordable Housing, Airport Safeguarding Zones, Agric Land Class 1,2,3a, Area of Outstanding Natural Beauty, Conservation Area, Conservation Area, Housing Development Boundary, SSSI - Impact Risk Zones, Water Source Areas, |
| Applicant: | Mr John Shallcross |
| Expiry Date: | 13th September 2016 |
| Case Officer: | Jessica Robinson |

DECISION PERMIT

1 Standard Time Limit (Compliance)

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 permission

2 The garage hereby approved shall be retained for the garaging of private motor vehicles associated with the site and ancillary domestic storage and for no other purpose.

Reason: To ensure adequate off-street parking provision is retained in accordance with Policy T.26 of the Bath and North East Somerset Local Plan.

3 Plans List (Compliance)

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 Site Plan, Proposed Elevations, Garage Plan and Site Location Plan.

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.

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| Item No: | 11 |
| Application No: | 16/04104/LBA |
| Site Location: | Green Park Station, Green Park Road, City Centre, Bath |
| Ward: Kingsmead | Parish: N/A LB Grade: II |
| Application Type: | Listed Building Consent (Alts/exts) |
| Proposal: | Exterior alterations to attach a metal plaque |
| Constraints: | Affordable Housing, Agric Land Class 3b,4,5, Air Quality Management Area, Article 4, Article 4, Article 4, Bath Enterprise Area, British Waterways Major and EIA, Conservation Area, Contaminated Land, Flood Zone 2, Forest of Avon, Sites with Planning Permission, Hotspring Protection, Listed Building, LLFA - Flood Risk Management, MOD Safeguarded Areas, River Avon and Kennet & Avon Canal, SSSI - Impact Risk Zones, Sustainable Transport, World Heritage Site, |
| Applicant: | Councillor Neil Butters |
| Expiry Date: | 14th October 2016 |
| Case Officer: | Laura Batham |

DECISION CONSENT

1 Time Limit - Listed Building Consent (Compliance)

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 Plans List (Compliance)

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 documents:

Site location plan received on 16th August 2016

Draft layout of transport trust plaque scheme received on 16th August 2016

Proposed illustration received on 27th August 2016

Red wheel heritage plaque - a guide for site holders received on 19th August 2016

Condition Categories

The heading of each condition gives an indication of the type of condition and what is required by it. There are 4 broad categories:

Compliance - The condition specifies matters to which you must comply. These conditions do not require the submission of additional details and do not need to be discharged.

Pre-commencement - The condition requires the submission and approval of further information, drawings or details before any work begins on the approved development. The condition will list any specific works which are exempted from this restriction, e.g. ground investigations, remediation works, etc.

Pre-occupation - The condition requires the submission and approval of further information, drawings or details before occupation of all or part of the approved development.

Bespoke Trigger - The condition contains a bespoke trigger which requires the submission and approval of further information, drawings or details before a specific action occurs.

Please note all conditions should be read fully as these headings are intended as a guide only.

Where approval of further information is required you will need to submit a conditions application and pay the relevant fee, details of the fee can be found on the "what happens after permission" pages of the Council's Website. You can submit your conditions application via the Planning Portal at www.planningportal.co.uk or send it direct to planning_registration@bathnes.gov.uk. Alternatively this can be sent by post to The Planning Registration Team, Planning Services, Lewis House, Manvers Street, Bath, BA1 1JG.

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.

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| Item No: | 12 | |
| Application No: | 16/03018/FUL | |
| Site Location: | The Firs, Main Road, Chelwood, Bristol | |
| Ward: Clutton | Parish: Chelwood | LB Grade: II |
| Application Type: | Full Application | |
| Proposal: | Erection of rear garden room and first floor extension | |
| Constraints: | Affordable Housing, Airport Safeguarding Zones, Agric Land Class 1,2,3a, Coal - Standing Advice Area, Forest of Avon, Greenbelt, Listed Building, SSSI - Impact Risk Zones, | |
| Applicant: | Mr & Mrs N Wright | |
| Expiry Date: | 9th August 2016 | |
| Case Officer: | Laura Batham | |

DECISION REFUSE

1 The proposed single storey rear extension, by reason of the overall excessive size, massing and design, represents an inappropriate addition which would cause less than substantial harm to the character of the listed building. The level of harm has not been outweighed by any public benefits and therefore the proposal is contrary to Policies BH.2 and D4 of the Bath & North East Somerset Local Plan Including Minerals and Waste Policies Adopted October 2007 and Paragraph 134 of the National Planning Policy Framework.

PLANS LIST:

This decision relates to the following documents received on 14th June 2016:

Gutter and pipes detail

Location and site plan

16.210/12

16.210/13

16.210/14

16.210/15

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.

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| Item No: | 13 | |
| Application No: | 16/03019/LBA | |
| Site Location: | The Firs, Main Road, Chelwood, Bristol | |
| Ward: Clutton | Parish: Chelwood | LB Grade: II |
| Application Type: | Listed Building Consent (Alts/exts) | |
| Proposal: | Internal and external alterations to erect a rear garden room and first floor extension | |
| Constraints: | Affordable Housing, Airport Safeguarding Zones, Agric Land Class 3b,4,5, Coal - Standing Advice Area, Forest of Avon, Greenbelt, Listed Building, SSSI - Impact Risk Zones, | |
| Applicant: | Mr & Mrs N Wright | |
| Expiry Date: | 9th August 2016 | |
| Case Officer: | Laura Batham | |

DECISION REFUSE

1 The proposed single storey rear extension, by reason of the overall excessive size, massing and design, represents an inappropriate addition which would cause less than substantial harm to the character of the listed building and this harm is not outweighed by any public benefits. As the level of harm has not been outweighed by any public benefits the proposal is contrary to Policy BH.2 of the Bath & North East Somerset Local Plan Including Minerals and Waste Policies Adopted October 2007 and Paragraph 134 of the National Planning Policy Framework.

PLANS LIST:

This decision relates to the following documents received on 14th June 2016:

Gutter and pipes detail

Location and site plan

16.210/12

16.210/13

16.210/14

16.210/15

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.

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| Item No: | 14 | | | |
| Application No: | 16/03715/FUL | | | |
| Site Location: | 10 Woodborough Hill Cottages, Woodborough Hill, Peasedown St. John, Bath | | | |
| Ward: | Peasedown St John | Parish: | Peasedown St John | LB |
| Grade: | N/A | | | |
| Application Type: | Full Application | | | |
| Proposal: | Erection of two storey extension | | | |
| Constraints: | Affordable Housing, Agric Land Class 3b,4,5, Coal - Standing Advice Area, Conservation Area, Forest of Avon, SSSI - Impact Risk Zones, | | | |
| Applicant: | Mr Colin Camm | | | |
| Expiry Date: | 19th September 2016 | | | |
| Case Officer: | Chloe Buckingham | | | |

DECISION REFUSE

1 The proposed development would have demonstrable harm to the visual amenity of the locality and to the appearance of this block of terraced dwellings. As a result the proposal would detract from the character and appearance of this part of the Conservation Area and is contrary to saved Policies D2, D4 and BH6 of the Bath and North East Somerset Council Local Plan (2007).

2 The proposal does not conserve or enhance the character and local distinctiveness of the landscape and will adversely affect the contribution that the hillside makes to the character and landscape setting of Norton-Radstock. Therefore, the proposal is also contrary to Policies NE1 and NE3 of the Bath and North East Somerset Local Plan (2007) and the provisions of the National Planning Policy Framework (2012).

PLANS LIST:

This decision relates to the Existing Site Plan (2311-S001), Existing Plans and Elevations (2311-S002), Location Plan (2311-S003), Block Plan (2311-S004), Proposed Site Plan (2311-P001), Proposed Ground Floor Plans (2311-P002), Proposed First Floor Plan (2311-P003), Proposed Elevations (2311-P004 and 2311-P005), Proposed Roof Plan (2311-P006), Pit Prop House Extension (2311-P007) received by the Council on 25th July 2016.

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 Framework. The applicant was advised that the application was to be recommended for refusal. Having regard to the need to avoid unnecessary delay the Local Planning Authority moved forward and issued its decision.

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| Item No: | 15 | |
| Application No: | 16/03446/FUL | |
| Site Location: | Blackhorse Cottage, Pilgrims Way, Chew Stoke, Bristol | |
| Ward: Chew Valley North | Parish: Chew Stoke | LB Grade: N/A |
| Application Type: | Full Application | |
| Proposal: | Erection of single dwelling adjacent to existing property | |
| Constraints: | Affordable Housing, Airport Safeguarding Zones, Agric Land Class 1,2,3a, Coal - Standing Advice Area, Conservation Area, Forest of Avon, Greenbelt, Housing Development Boundary, SSSI - Impact Risk Zones, | |
| Applicant: | Mr & Mrs T Jackson | |
| Expiry Date: | 20th October 2016 | |
| Case Officer: | Kate Whitfield | |

DECISION PERMIT

1 Standard Time Limit (Compliance)

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 permission

2 Flood Risk and Drainage - Infiltration Testing (Pre-commencement)

No development shall commence, except ground investigations and remediation, until infiltration testing and soakaway design in accordance with Building regulations Part H, section 3 (3.30) have been undertaken to verify that soakaways will be suitable for the development. If the infiltration test results demonstrate that soakaways are not appropriate, an alternative method of surface water drainage, shall be submitted to and approved in writing by the Local Planning Authority and 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. This is a condition precedent because it is necessary to understand whether soakaways are appropriate prior to any initial construction works which may prejudice the surface water drainage strategy.

3 Materials - Submission of Schedule and Samples (Bespoke Trigger)

No construction of the external walls of the 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, has been submitted to and approved in writing by the Local Planning Authority. This schedule should include details of the materials for the new section of stone boundary wall at the front of the site and the surfacing materials for the driveway and parking area. The development shall thereafter be carried out only in accordance with the approved details.

Reason: In the interests of the appearance of the development and the surrounding Conservation Area in accordance with Policies D.2, D.4 and BH.6 of the Bath and North East Somerset Local Plan and Policy CP6 of the Bath and North East Somerset Core Strategy.

4 Highways - Bound/Compacted Vehicle Access (Pre-occupation)

No occupation of the development shall commence until the vehicular access and the parking and turning area, shown on drawing number 2137-18/A has been constructed with a bound and compacted surfacing material (not loose stone or gravel).

Reason: To prevent loose material spilling onto the highway in the interests of highways safety in accordance with Policy T.24 of the Bath and North East Somerset Local Plan.

5 Highways - Parking Areas (Compliance)

The areas allocated for parking and turning on the approved plan reference 2137-18/A 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: To ensure sufficient parking and turning areas are retained at all times in the interests of amenity and highways safety in accordance with Policy T.24 of the Bath and North East Somerset Local Plan.

6 Obscure Glazing and Non-opening Window(s) (Compliance)

The proposed first floor windows on the eastern and western side elevations shall be obscurely glazed and non-opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed. Thereafter the window shall be permanently retained as such.

Reason: To safeguard the residential amenities of adjoining occupiers from overlooking and loss of privacy in accordance with Policy D.2 of the Bath and North East Somerset Local Plan

7 Plans List (Compliance)

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 dated as received
Location Plan, drawing number 2137-17, dated 8 July 2016
Floor Plans, drawing number 2137-20, dated 8 July 2016
East and North Elevations, drawing number 2137-21, dated 8 July 2016
South and West Elevations, drawing number 2137-22, dated 8 July 2016
Site Plan and Roof Plan, drawing number 2137-18/A, dated 19 September 2016

Condition Categories

The heading of each condition gives an indication of the type of condition and what is required by it. There are 4 broad categories:

Compliance - The condition specifies matters to which you must comply. These conditions do not require the submission of additional details and do not need to be discharged.

Pre-commencement - The condition requires the submission and approval of further information, drawings or details before any work begins on the approved development. The condition will list any specific works which are exempted from this restriction, e.g. ground investigations, remediation works, etc.

Pre-occupation - The condition requires the submission and approval of further information, drawings or details before occupation of all or part of the approved development.

Bespoke Trigger - The condition contains a bespoke trigger which requires the submission and approval of further information, drawings or details before a specific action occurs.

Please note all conditions should be read fully as these headings are intended as a guide only.

Where approval of further information is required you will need to submit a conditions application and pay the relevant fee, details of the fee can be found on the "what happens after permission" pages of the Council's Website. You can submit your conditions application via the Planning Portal at www.planningportal.co.uk or send it direct to planning_registration@bathnes.gov.uk. Alternatively this can be sent by post to The Planning Registration Team, Planning Services, Lewis House, Manvers Street, Bath, BA1 1JG.

The applicant should be advised to contact the Highway Maintenance Team on 01225 394337 with regard to securing a Licence under Section 184 of the Highways Act 1980 for the construction of the extension to the vehicular crossing. The details of the access shall be 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 Framework.