

**BATH AND NORTH EAST SOMERSET COUNCIL**

**PLANNING COMMITTEE**

**28th July 2021**

**DECISIONS**

<b>Item No:</b>	01	
<b>Application No:</b>	20/03071/EFUL	
<b>Site Location:</b>	Dick Lovett (bath) Ltd, Wellsway Garage, Lower Bristol Road, Westmoreland	
<b>Ward:</b> Westmoreland	<b>Parish:</b> N/A	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application with an EIA attached	
<b>Proposal:</b>	Demolition of existing buildings and mixed-use redevelopment of the site comprising the erection of residential units (Class C3); erection of purpose built managed student accommodation (Sui Generis); flexible commercial floorspace (Class E); associated parking; landscaping; improvements to the public realm; and new vehicular access from Lower Bristol Road.	
<b>Constraints:</b>	Article 4 HMO, Agric Land Class 3b,4,5, Air Quality Management Area, Policy B1 Bath Enterprise Zone, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, British Waterways Major and EIA, Contaminated Land, Policy CP9 Affordable Housing Zones, District Heating Priority Area, Flood Zone 2, Flood Zone 3, HMO Stage 1 Test Area (Stage 2 Test Req), LLFA - Flood Risk Management, MOD Safeguarded Areas, Policy NE1 Green Infrastructure Network, Policy NE5 Ecological Networks, Placemaking Plan Allocated Sites, River Avon and Kennet & Avon Canal, SSSI - Impact Risk Zones, Policy ST2 Sustainable Transport Routes,	
<b>Applicant:</b>	Watkin Jones Group	
<b>Expiry Date:</b>	27th August 2021	
<b>Case Officer:</b>	Chris Griggs-Trevarthen	

Removed from committee

<b>Item No:</b>	02
<b>Application No:</b>	21/01646/FUL
<b>Site Location:</b>	3 Barrow View, Timsbury Road, Farmborough, Bath
<b>Ward:</b> Clutton And Farmborough	<b>Parish:</b> Farmborough <b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application
<b>Proposal:</b>	Erection of first floor side extension
<b>Constraints:</b>	Clutton Airfield, Agric Land Class 1,2,3a, Policy CP8 Green Belt, Policy CP9 Affordable Housing Zones, SSSI - Impact Risk Zones, Policy ST8 Safeguarded Airport & Aerodro,
<b>Applicant:</b>	Mr And Mrs Dennis And Catherine Taylor
<b>Expiry Date:</b>	3rd August 2021
<b>Case Officer:</b>	Isabel Daone

## **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 Materials (Compliance)**

All external walling and roofing materials to be used shall match those of the existing building in respect of type, size, colour, pointing, coursing, jointing, profile and texture.

Reason: In the interests of the appearance of the development and the surrounding area in accordance with Policies D1, D2, D3 and D5 of the Bath and North East Somerset Placemaking Plan and Policy CP6 of the Bath and North East Somerset Core Strategy.

### **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 following plans:

- 02 Survey Plans
- 03 Survey Elevations
- 04 Proposed Plans
- 05 Proposed Elevations
- Block Plan

Location Plan

All received 6th April 2021

### **Permit/Consent Decision Making Statement**

In determining this application the Local Planning Authority considers it has complied with the aims of paragraph 38 of the National Planning Policy Framework.

### **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 an application to Discharge Conditions and pay the relevant fee via the Planning Portal at [www.planningportal.co.uk](http://www.planningportal.co.uk) or post to Planning Services, Lewis House, Manvers Street, Bath, BA1 1JG.

### **Community Infrastructure Levy**

You are advised that as of 6 April 2015, the Bath & North East Somerset Community Infrastructure Levy (CIL) Charging Schedule came into effect. **Before** commencing any development on site you should ensure you are familiar with the CIL process. If the development approved by this permission is CIL liable there are requirements to assume liability and notify the Council before development commences, failure to comply with the regulations can result in surcharges and additional payments. Full details about the CIL Charge including, amount and process for payment will be sent out in a CIL Liability Notice which you will receive shortly. Further details are available here: [www.bathnes.gov.uk/cil](http://www.bathnes.gov.uk/cil)

### **Responding to Climate Change (Informative):**

The council is committed to responding to climate change. You are advised to consider sustainable construction when undertaking the approved development and consider using measures aimed at minimising carbon emissions and impacts on climate change.

<b>Item No:</b>	03
<b>Application No:</b>	21/02166/FUL
<b>Site Location:</b>	Upper Flat, 135 Wells Road, Lyncombe, Bath
<b>Ward:</b> Widcombe And Lyncombe	<b>Parish:</b> N/A <b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application
<b>Proposal:</b>	Change of Use of an upper 4 bedroom flat (Use Class C3) to 5 bedroom House in Multiple Occupation (HMO) (Use Class C4).
<b>Constraints:</b>	Article 4 Bath Demolition Wall, Article 4 Reg 7: Estate Agent, Article 4 HMO, Agric Land Class 3b,4,5, Air Quality Management Area, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, Conservation Area, Policy CP9 Affordable Housing Zones, MOD Safeguarded Areas, Policy NE5 Ecological Networks, SSSI - Impact Risk Zones,
<b>Applicant:</b>	Mr Richard Bennett
<b>Expiry Date:</b>	30th July 2021
<b>Case Officer:</b>	Ben Burke

## 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 Bicycle Storage (Pre-occupation)

No occupation of the development shall commence until bicycle storage for at least four bicycles has been provided in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. The bicycle storage shall be retained permanently thereafter.

Reason: To secure adequate off-street parking provision for bicycles and to promote sustainable transport use in accordance with Policies ST1 and ST7 of the Bath and North East Somerset Placemaking 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 following approved drawings:

04.05.2021, D2, Existing and Proposed First Floor Plan  
04.05.2021, D3, Existing and Proposed Second Floor Plan  
04.05.2021, D4, Existing and Proposed Ground Floor Plan  
04.05.2021, D1, Block Plan  
04.05.2021, SK1, Location Plan

### **Permit/Consent Decision Making Statement**

In determining this application the Local Planning Authority considers it has complied with the aims of paragraph 38 of the National Planning Policy Framework.

### **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 an application to Discharge Conditions and pay the relevant fee via the Planning Portal at [www.planningportal.co.uk](http://www.planningportal.co.uk) or post to Planning Services, Lewis House, Manvers Street, Bath, BA1 1JG.

<b>Item No:</b>	04
<b>Application No:</b>	21/01752/FUL
<b>Site Location:</b>	Royal National Hospital For Rheumatic Diseases, Upper Borough Walls, City Centre, Bath
<b>Ward:</b> Kingsmead	<b>Parish:</b> N/A <b>LB Grade:</b> IISTAR
<b>Application Type:</b>	Full Application
<b>Proposal:</b>	Change of use from hospital (Use Class C2) to 160 bedroom hotel (Use Class C1) and ancillary functions; external alterations to East Wing roof including removal of lift room and flue, demolition and replacement of roof top plant area and extension to existing pitched roof, demolition and replacement of modern infill development to south elevation and new infill development to north elevation of the East Wing internal courtyard and new glazed roof to spa area, removal of modern external staircase to rear of West Wing, demolition and replacement of third storey extension to West Wing, alterations to the roof of West Wing including new lift shaft and plant screen, bridge link to new three storey rear extension to West Wing, and associated landscaping and public realm works.
<b>Constraints:</b>	Article 4 Bath Demolition Wall, Article 4 Bath Office Conversion, Article 4 Reg 7: Estate Agent, Agricultural Land Classification, Policy B2 Central Area Strategic Policy, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, Conservation Area, Policy CP12 Bath City Centre Boundary, Policy CP9 Affordable Housing Zones, Listed Building, MOD Safeguarded Areas, Policy NE1 Green Infrastructure Network, SSSI - Impact Risk Zones,
<b>Applicant:</b>	Fragrance UK (Bath) Ltd
<b>Expiry Date:</b>	13th August 2021
<b>Case Officer:</b>	Tessa Hampden

**DECISION** Delegate to permit subject to conditions and a s106 agreement.

<b>Item No:</b>	05
<b>Application No:</b>	21/01753/LBA
<b>Site Location:</b>	Royal National Hospital For Rheumatic Diseases, Upper Borough Walls, City Centre, Bath
<b>Ward:</b> Kingsmead	<b>Parish:</b> N/A <b>LB Grade:</b> IISTAR
<b>Application Type:</b>	Listed Building Consent (Alts/exts)
<b>Proposal:</b>	Internal and external alterations associated with proposed conversion to hotel (Use Class C1), external alterations to East Wing roof including removal of lift room and flue, demolition and replacement of roof top plant area and extension to existing pitched roof, demolition and replacement of modern infill development to south elevation and new infill development to north elevation of the East Wing internal courtyard and new glazed roof to spa area, removal of modern external staircase to rear of West Wing and replacement infill development, demolition and replacement of third storey extension to West Wing, alterations to the roof of West Wing including new lift shaft and plant screen, and bridge link to new three storey rear extension to West Wing.
<b>Constraints:</b>	Article 4 Bath Demolition Wall, Article 4 Bath Office Conversion, Article 4 Reg 7: Estate Agent, Agricultural Land Classification, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, Conservation Area, Policy CP12 Bath City Centre Boundary, Policy CP9 Affordable Housing Zones, Listed Building, MOD Safeguarded Areas, Policy NE1 Green Infrastructure Network, SSSI - Impact Risk Zones,
<b>Applicant:</b>	Fragrance UK (Bath) Ltd
<b>Expiry Date:</b>	13th August 2021
<b>Case Officer:</b>	Tessa Hampden

**DECISION** Delegate to consent subject to conditions.

<b>Item No:</b>	06
<b>Application No:</b>	21/00435/ERE03
<b>Site Location:</b>	Ministry Of Defence Storage And Distribution Centre, Pixash Lane, Keynsham, Bristol
<b>Ward:</b> Keynsham East	<b>Parish:</b> Keynsham Town Council <b>LB Grade:</b> N/A
<b>Application Type:</b>	Reg03 app with EIA attached
<b>Proposal:</b>	Redevelopment and consolidation of existing depot site and adjacent land with associated staff parking and access and landscaping works to include the provision of the following: (i) a public re-use and recycling centre (RRC); (ii) material recovery facility (MRF); (iii) waste transfer station (WTS); (iv) Trader (bulky waste); Trade Waste Transfer Station (TWTS); (v) vehicle fleet storage and maintenance; (vi) MOT centre (public); (vii) BANES Parks and Grounds maintenance storage; (viii) BANES Highways winter service and salt store; and ancillary offices.
<b>Constraints:</b>	Saltford Airfield 3km buffer, Agric Land Class 3b,4,5, Contaminated Land, Policy CP9 Affordable Housing Zones, Policy ED2A Strategic & Other Primary In, LLFA - Flood Risk Management, Policy NE5 Ecological Networks, Placemaking Plan Allocated Sites, Railway, SSSI - Impact Risk Zones, Policy ST8 Safeguarded Airport & Aerodro,
<b>Applicant:</b>	B&NES
<b>Expiry Date:</b>	30th July 2021
<b>Case Officer:</b>	Tessa Hampden

## 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 Phasing Plan (Compliance)

The construction of the development hereby approved shall not proceed other than in accordance with the approved phasing plan PXH-SRA-00-L1-DR-A-PL-170 P02 or in accordance with an amended phasing plan as submitted to and approved in writing by the Local Planning Authority.

Reason: It is necessary that the stages of development and the provision of associated public services and infrastructure follow a co-ordinated sequence.

### 3 Highway Signage Strategy (Pre-Commencement)

No work shall commence on the development site until a highway signage strategy has been submitted to and approved by the Local Planning Authority in accordance with a design and specification to be approved in writing by the Local Planning Authority, and to be fully implemented to the satisfaction of the Local Planning Authority.

Reason: To ensure that the development is served by an adequate means of access in accordance with Policy ST7 of the Bath and North East Somerset Placemaking Plan.

#### **4 Highway works (Pre-Commencement)**

No operation of the Phase 1 development shall commence until the highway works indicated on submitted plan reference 20024-GA05 Revision A (or a variation agreed by the Local Planning Authority), have been constructed to the satisfaction of the Local Highway Authority.

Reason: To ensure that the development is served by an adequate means of access in accordance with Policy ST7 of the Bath and North East Somerset Placemaking Plan.

#### **5 Parking (Compliance)**

The internal transport arrangements including circulation lanes, stacking lanes, footways, areas allocated for parking and turning, as indicated on submitted plan references 20024-GA05 Revision A and 157-801 Revision P4, shall be kept clear of obstruction and shall not be used other than for the purpose intended and in connection with the development hereby permitted.

Reason: To ensure sufficient operation, manoeuvring, circulation, parking and turning areas are retained at all times in the interests of amenity and highways safety in accordance with Policy ST7 of the Bath and North East Somerset Placemaking Plan.

#### **6 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 ST7 of the Bath and North East Somerset Placemaking Plan.

#### **7 Drainage (Pre commencement)**

Prior to the commencement of any works on site, details of the provision for the sustainable disposal of surface water within the site, so as to prevent its discharge onto the public highway, shall be submitted to and approved by the Local Planning Authority. The development shall thereafter be fully implemented in accordance with the approved details.

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 and Policy SU1 of the Bath and North East Somerset Placemaking Plan

#### **8 Visibility Splay (Pre-occupation )**

No occupation of the development shall commence until the visibility splays shown on drawing number 20024-GA05 Revision A have been provided. There shall be no on-site obstruction exceeding 900mm above ground level within the visibility splay. The visibility splay shall be retained permanently thereafter.

Reason: To ensure sufficient visibility is provided in the interests of highways safety in accordance with Policy ST7 of the Bath and North East Somerset Placemaking Plan

### **9 Bicycle Storage (Pre-occupation)**

No occupation of the development shall commence until bicycle storage for at least 30 bicycles has been provided in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. The bicycle storage shall be retained permanently thereafter.

Reason: To secure adequate off-street parking provision for bicycles and to promote sustainable transport use in accordance with Policies ST1 and ST7 of the Bath and North East Somerset Placemaking Plan.

### **10 Motorcycle Parking (Pre-occupation)**

No occupation of the development shall commence until motorcycle parking for at least 24 motorcycles has been provided in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. The bicycle storage shall be retained permanently thereafter.

Reason: To secure adequate off-street parking provision for bicycles and to promote sustainable transport use in accordance with Policies ST1 and ST7 of the Bath and North East Somerset Placemaking Plan.

### **11 Travel Plan (Compliance)**

The development shall be operated in accordance with the approved Travel Plan prepared by MWT dated April 2021 or as otherwise approved in writing by the Local Planning Authority

Reason: In the interest of encouraging sustainable travel methods

### **12 Construction Traffic Management Plan (Compliance)**

The development shall be constructed in accordance with the approved Construction Traffic Management Plan prepared by MWT dated January 2021 or as otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that safe operation of the highway and in the interests of protecting residential amenity in accordance with Policy ST7 of the Bath and North East Somerset Placemaking Plan. This is a condition precedent because any initial construction or demolition works could have a detrimental impact upon highways safety and/or residential amenity.

### **13 Stage 3 Road Safety Audit)**

The completed highway works shall be subject of an independent Stage 3 Road Safety Audit (RSA). The audit will be undertaken in accordance with GG119 and the audit brief together with the CV of the Audit Team Leader and Audit Team Member shall be

submitted to and approved in writing by the LHA. A representative of the LHA shall be present at the Stage 3 RSA site visit as an observer and a representative of Avon and Somerset police shall be invited to attend the daytime and night-time site visits.

Reason: In the interest of highway safety.

#### **14 Closure of Access (Bespoke Trigger)**

Prior to the operational of phase 2 of the development being brought into use, the existing access on Pixash Lane shall be permanently closed and a footway/verge reinstated, including the raising of dropped kerbs, in accordance with details which have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development is served by a safe access in the interests of highway safety in accordance with Policy ST7 of the Bath and North East Somerset Placemaking Plan

#### **15 Programme of archaeological work (Pre-Commencement)**

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 significant archaeological interest and the Council will wish to examine and record items of interest discovered in accordance with Policy HE1 of the Bath & North East Somerset Placemaking Plan. This is a condition precedent because archaeological remains and features may be damaged by the initial development work

#### **16 Archaeological field evaluation (Pre-Commencement)**

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 recording and/or mitigation 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 significant archaeological interest and the Council will wish to examine and record items of interest discovered in accordance with Policy HE1 of the Bath & North East Somerset Placemaking Plan. This is a condition precedent because archaeological remains and features may be damaged by the initial development works.

#### **17 Construction Environmental Management Plan (CEMP) (Compliance condition)**

The development hereby approved shall be implemented only in full accordance with the approved Construction Environmental Management Plan dated April 2021 by Ethos.

Reason: to avoid harm to wildlife and protected species during site preparation and construction

### **18 Biodiversity Net Gain and Landscape and Ecological Management Plan (LEMP) (Compliance condition)**

The proposed habitat provision, biodiversity offsetting, and long term implementation of the Ecological Management Plans, and Monitoring, Remediation and Review, as detailed in the approved "Biodiversity Net Gain Results" document dated April 2021 by Ethos and the implementation of the approved Landscape and Ecological Management Plan (LEMP) dated January 2021 by Ethos shall be carried out and completed fully in accordance with the approved details. Reports of findings of all monitoring and any remediation requirements and progress, and review and proposed changes to the LEMP and Ecological

Management Plans as applicable, shall be submitted to and approved by the Local Planning Authority following each monitoring and review occasion.

Reason: to avoid net loss to biodiversity and to deliver additional net gain for biodiversity in accordance with the requirements of NPPF and emerging national legislation and Local Plan Policy.

### **19 External Lighting (Compliance and Bespoke Trigger )**

All external lighting associated with the development hereby approved must be installed maintained and operated only in strict accordance with "ADDENDA TO REP05 EXTERNAL LIGHTING STATEMENT R1" reference 4605 REP08 ADDENDA (E3 Consulting Engineers, 14 April 2021). No additional or replacement new internal or external lighting shall be installed that is not in accordance with approved details, without full details of proposed new lighting being first submitted to and approved in writing by the Local Planning Authority. Such details shall include proposed lamp models and manufacturer's specifications; proposed lamp positions, numbers and heights with details also to be shown on a plan; details of predicted lux levels and light spill; and details of all measures to limit use of lights when not required and to prevent upward light spill and light spill onto trees and boundary vegetation and adjacent land; and to avoid harm to bat activity and other wildlife. The lighting shall be installed maintained and operated thereafter in accordance with the approved details.

Reason: To avoid harm to bats and wildlife.

### **20 Light Level Monitoring (bespoke trigger )**

Within six months of operation of the new external lighting system a compliance report of light spill levels shall be completed showing operational light levels within and adjacent to bat habitat, at intervals at ground level and at heights above ground level. In addition, details of a proposed a long term Light Level Monitoring and Remediation Plan, designed to

monitor the continued effectiveness of the scheme and its lighting, light containment and controls, and to demonstrate continued avoidance of light spill onto sensitive features and bat habitat, shall be submitted to and approved in writing by the Local Planning Authority. The Light Level Monitoring and Remediation plan shall thereafter be implemented and adhered to.

Reason: to rule out any future risk of harm to bats associated with the Bath & Bradford on Avon Bats Special Area of Conservation arising from light spill onto bat habitats

### **21 Bat Mitigation and Bat Monitoring Scheme (bespoke trigger)**

The development hereby approved shall be implemented fully in accordance with all approved bat mitigation measures including approved landscape and lighting design and as detailed in the approved Ecological reports and Demolition Bat Survey Report (Ethos, Nov 2020). Within six months of completion of bat mitigation measures a Bat Monitoring Scheme shall be submitted to and approved in writing by the Local Planning Authority. The Bat Monitoring Scheme shall provide details of proposed monitoring of bats and roosts and mitigation features at the site including: horseshoe bat activity along linear habitat features; bat monitoring of all bat mitigation features and the bat house (and its condition and maintenance requirements). The monitoring shall be carried out for a minimum of a 10 year period and frequency and timings of monitoring shall be defined in the scheme. The Bat Monitoring Scheme shall thereafter be carried out in accordance with approved details. A report of all monitoring findings shall be submitted to the Local Planning Authority within 2 months of each monitoring exercise.

Reason: to demonstrate and monitor continued adherence to and effectiveness of bat mitigation and avoid harm to bats and their roosts and horseshoe bat activity.

### **22 Ecology Follow-up Report (post-construction / Pre-operational)**

No operation of the development hereby approved or new external lighting for the relevant completed development phase (as applicable) shall commence until a report produced by a suitably experienced ecologist and based on a post-construction site visit, confirming and demonstrating, using photographs, completion and implementation of all ecological and protected species, bat and horseshoe bat mitigation and compensation measures applicable to that phase, including (but not limited to): adherence to the approved CEMP; implementation of all new planting and habitat creation; completion of reptile translocation and mitigation and bat mitigation schemes; in accordance with approved details, has been submitted to and approved in writing by the Local Planning Authority.

Reason: To demonstrate the completed implementation of the Ecological and protected species including horseshoe bat mitigation in accordance with approved details, to prevent ecological harm

### **23 a Construction Dust Environmental Management Plan )**

No development shall commence until a Construction Dust Environmental Management Plan for all works of construction and demolition has been submitted to and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan shall comply with the guidance the BRE Code of Practice on the control of dust from construction and demolition activities. The development shall thereafter be carried out in accordance with the approved details.

Reason: To protect the amenities of the occupants of adjacent residential properties in accordance with Policies D6 and PCS3 of the Bath and North East Somerset Placemaking Plan.

#### **24 Arboricultural Method Statement and Tree Protection Plan (Pre-commencement)**

No development shall commence until a Detailed Arboricultural Method Statement with Tree Protection Plan following the recommendations contained within BS 5837:2012 has been submitted to and approved in writing by the Local Planning Authority. The arboricultural method statement shall incorporate a provisional programme of works; supervision and monitoring details by an Arboricultural Consultant and provision of site visit records and compliance statement to the local planning authority. The statement should include the control of potentially harmful operations such as site preparation (including demolition, clearance and level changes); the storage, handling and mixing of materials on site, burning, location of site office, service run locations including soakaway locations and movement of people and machinery. No development or other operations shall thereafter take place except in complete accordance with the approved details.

Reason: To ensure that trees to be retained are not adversely affected by the development proposals in accordance with Policy NE6 of the Bath and North East Somerset Placemaking 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.

#### **25 Tree Protection Plan - Implementation (Compliance)**

No development activity shall commence until the protective measures as stated in the approved annotated tree protection plan are implemented. The local planning authority is to be advised two weeks prior to development commencing of the fact that the tree protection measures as required are in place with photographic evidence.

Reason: To ensure that the trees are protected from potentially damaging activities in accordance with policy NE.6 of the Placemaking Plan and CP7 of the Core Strategy. 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.

#### **26 Hard and Soft Landscaping (Compliance)**

All hard and/or soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme (phasing) 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 development 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 in accordance with Policies D1, D2 and NE2 of the Bath and North East Somerset Placemaking Plan.

#### **27 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 D1, D2, D3 and D5 of the Bath and North East Somerset Placemaking Plan and Policy CP6 of the Bath and North East Somerset Core Strategy.

### **28 Sustainable Construction Details -Renewable Energy (Pre-Occupation)**

The relevant parts of the development shall achieve an overall reduction in carbon emissions of at least 19% as compared to the Building Regulations Part L baseline; at least 10% of the overall reduction shall be by means of on site renewable energy generation and the remaining 9% by other means (for example energy efficient construction).

Prior to first occupation of the development hereby approved the following tables (as set out in the Council's Sustainable Construction Supplementary Planning Document, Adopted November 2018) shall be completed in respect of the completed development and submitted for approval to the local planning authority together with the further documentation listed below:

- o Table 2.1 Energy Strategy (including detail of renewables)
- o Table 2.2 Proposals with more than one building type (if relevant)
- o Table 2.3 (Calculations);
- o Building Regulations Part L post-completion documents for renewables;
- o Building Regulations Part L post-completion documents for energy efficiency;
- o Microgeneration Certification Scheme (MCS) Certificate/s

Reason: To ensure that the approved development complies with Policy SCR1 of the Placemaking Plan (renewable energy) and Policy CP2 of the Core Strategy (sustainable construction).

### **29 Contaminated Land - Remediation Scheme (Pre-commencement)**

No development shall commence until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment, has been submitted to and approved in writing by the Local Planning Authority, unless the findings of the approved investigation and risk assessment has confirmed that a remediation scheme is not required. The scheme shall include:

- (i) all works to be undertaken,
- (ii) proposed remediation objectives and remediation criteria,
- (iii) timetable of works and site management procedures, and,
- (iv) where required, a monitoring and maintenance scheme to monitor the long-term effectiveness of the proposed remediation and a timetable for the submission of reports that demonstrate the effectiveness of the monitoring and maintenance carried out.

The remediation scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

The approved remediation scheme shall be carried out prior to the commencement of development, other than that required to carry out remediation, or in accordance with the approved timetable of works.

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. This is a condition precedent because the works comprising the development have the potential to uncover harmful contamination. Therefore these details need to be agreed before work commences.

### **30 Contaminated Land - Verification Report (Pre-occupation)**

No occupation shall commence until a verification report (that demonstrates the effectiveness of the remediation carried out) has been submitted to and approved in writing by the Local Planning Authority, unless the findings of the approved investigation and risk assessment has confirmed that a remediation scheme is not required.

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.

### **31 Contaminated Land - Unexpected Contamination (Compliance)**

In the event that contamination which was not previously identified is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. Thereafter an investigation and risk assessment shall be undertaken, and where remediation is necessary, a remediation scheme shall be submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report (that demonstrates the effectiveness of the remediation carried out) must be submitted to and approved in writing by the Local Planning Authority prior to occupation of the development.

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.

### **32 Operational Statement (Compliance)**

The development hereby approved shall be carried out only in accordance within the operational hours as cited within the approved operational statement unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of residential amenity.

### **33 Drainage Strategy (Pre commencement)**

No development shall commence, except ground investigations and remediation, until a detailed drainage design package has been submitted to the Local Planning Authority and given written approval. The design shall be in accordance with the approved FRA and

drainage design and is to include plans and calculations demonstrating the performance at the 1:1, 1:30 and 1:100+20% climate change event.

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 and Policy SU1 of the Bath and North East Somerset Placemaking Plan

### **34 Booking system (Pre occupation)**

The development hereby approved shall not be occupied until an operational statement outlining the proposed booking system which will be in place in peak hours, has been submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be carried out in accordance with these approved details.

Reason: In the interest of highway safety

### **35 Gull Strategy (Pre occupation)**

The development hereby approved shall not be brought into operation until a Gull Management Strategy has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To minimise noise and disturbance in the interests of neighbouring residential amenity.

### **36 Advanced tree planting (Bespoke trigger)**

Prior to the commencement of any works on the RRC building within phase 1 of the development (as identified on plan reference PXH-SRA-00-L1-DR-A-PL-170 P02), details of the tree species, sizes and timing of the tree planting at the junction of World End Lane and Pixash Lane, and World End Lane verges shall be submitted to and approved in writing by the Local Planning Authority. These details shall demonstrate that the trees will be planted at the earliest practicable opportunity within the development programme. The tree planting shall be carried out in accordance with the approved details.

Reason: To provide additional visual screening of the development (allowing for future growth) from the permitted nursing home and public views from Pixash Lane and World End Lane.

### **37 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:**

20 Apr 2021	13478-CRH-XX-00-DR-C-5050-P3	PROPOSED DRAINAGE LAYOUT
20 Apr 2021	157-002_P5	LANDSCAPE PLAN
20 Apr 2021	157-004_P5	PLANTING PLAN - 1 OF 4

20 Apr 2021	157-005_P5	PLANTING PLAN - 2 OF 4
20 Apr 2021	157-006_P5	PLANTING PLAN - 3 OF 4
20 Apr 2021	157-007_P5	PLANTING PLAN - 4 OF 4
20 Apr 2021	3611-PL-150-P06	PROPOSED SITE PLAN - LOWER
20 Apr 2021	3611-PL-151-P05	PROPOSED SITE PLAN - UPPER
20 Apr 2021	3611-PL-152-P05	PROPOSED SITE PLAN - ROOF
20 Apr 2021	3611-PL-161-P03	PROPOSED N - S SITE ELEVATIONS
20 Apr 2021	3611-PL-162-P03	PROPOSED E - W SITE ELEVATIONS
20 Apr 2021	3611-PL-230-P03	OFFICES AND WORKSHOP - N - S ELEVATIONS
20 Apr 2021	3611-PL-232-P03	OFFICES AND WORKSHOP - E - W ELEVATIONS
20 Apr 2021	3611-PL-240-P04	RRC - LEVEL 0 PLAN
20 Apr 2021	3611-PL-242-P04	RRC - ROOF PLAN
20 Apr 2021	3611-PL-241-P04	RRC - LEVEL 1 PLAN
20 Apr 2021	3611-PL-251-P04	RRC - N - S ELEVATIONS
20 Apr 2021	3611-PL-252-P03	RRC - E - W ELEVATIONS
01 Feb 2021	13478-CRH-XX-00-DR-C-5001-P1	PROPOSED CONTOURS PLAN
01 Feb 2021	13478-CRH-XX-00-DR-C-5002-P1	PROPOSED PAVEMENT CONSTRUCTION PLAN
01 Feb 2021	13478-CRH-XX-00-DR-C-5051-P1	PROPOSED IMPERMEABLE AREAS PLAN
01 Feb 2021	13478-CRH-XX-00-DR-C-5055-P1	PROPOSED OVERLAND FLOOD ROUTES PLAN
01 Feb 2021	13478-CRH-XX-00-DR-C-5051-P1	PROPOSED IMPERMEABLE AREAS PLAN
01 Feb 2021	13478-CRH-XX-00-DR-C-5055-P1	PROPOSED OVERLAND FLOOD ROUTES PLAN
01 Feb 2021	157-008_P4	TREE RETENTION AND REMOVAL PLAN
01 Feb 2021	157-401_P4	TREE PIT STANDARD HEAVY STANDARD TREE
01 Feb 2021	157-402_P4	TREE PIT SEMI MATURE TREE
01 Feb 2021	157-403_P4	TREE PIT SEMI MATURE IN HARD LANDSCAPE
01 Feb 2021	157-501_P4	SITE SECTIONS A-A AND B-B (NORTHERN BOUNDARY
01 Feb 2021	157-502_P4	SITE SECTIONS C-C AND D-D (NORTHERN BOUNDARY
01 Feb 2021	157-503_P4	SECTIONS E-E AND F-F (SOUTHERN BOUNDARY)
01 Feb 2021	157-504_P4	SITE SECTIONS G-G AND H-H (EASTERN BOUNDARY
01 Feb 2021	157-505_P4	SITE SECTIONS I-I AND J-J (WESTERN BOUNDARY
01 Feb 2021	157-506_P4	SITE SECTION K-K (WESTERN BOUNDARY)
01 Feb 2021	157-801_P4	ILLUSTRATIVE MASTERPLAN 1:500 @A1
01 Feb 2021	157-803_P4	ILLUSTRATIVE MASTERPLAN
01 Feb 2021	20024-GA01-04 REV A	ACCESS PLANS
01 Feb 2021	20024-GA05 REV A	OVERVIEW OF SITE ACCESS ARRANGEMENTS
01 Feb 2021	210128	AREAS DIAGRAM
01 Feb 2021	3611-PL-010-P03	EXISTING SITE PLAN - BUILDING KEY
01 Feb 2021	3611-PL-020-P02	EXISTING SITE BLOCK PLAN
01 Feb 2021	3611-PL-021-P02	EXISTING N-S CONTEXT ELEVATIONS
01 Feb 2021	3611-PL-022-P02	EXISTING E-W CONTEXT ELEVATIONS
01 Feb 2021	3611-PL-025-P02	EXISTING CONTEXT SECTIONS AA-BB
01 Feb 2021	3611-PL-026-P02	EXISTING CONTEXT SECTIONS CC-DD
01 Feb 2021	3611-PL-050-P05	DEMO PLAN
01 Feb 2021	3611-PL-065-P02	BAT HOUSE DETAILS
01 Feb 2021	3611-PL-110-P06	COMP MASTERPLAN

01 Feb 2021	3611-PL-165-P02	PROPOSED SITE SECTIONS AA-BB
01 Feb 2021	3611-PL-166-P02	PROPOSED SITE SECTIONS CC-DD
01 Feb 2021	3611-PL-200-P02	MRF-WTS - LEVEL 0 PLAN
01 Feb 2021	3611-PL-201-P02	MRF-WTS - LEVEL 1 PLAN
01 Feb 2021	3611-PL-202-P02	MRF-WTS - ROOF PLAN
01 Feb 2021	3611-PL-212-P02	MRF-WTS - E-W ELEVATIONS
01 Feb 2021	3611-PL-215-P02	MRF-WTS - SECTIONS
01 Feb 2021	3611-PL-220-P02	OFFICES-WORKSHOP - LEVEL 0 PLAN
01 Feb 2021	3611-PL-221-P02	OFFICES-WORKSHOP - LEVEL 1 PLAN
01 Feb 2021	3611-PL-222-P02	OFFICES-WORKSHOP - ROOF PLAN
	3611-PL-235-P02	OFFICES-WORKSHOP - SECTIONS
01 Feb 2021	3611-PL-255-P02	RRC - SECTIONS
01 Feb 2021	3611-PL-260-P02	TWTS-SALT STORE - LEVEL 0 PLAN
01 Feb 2021	3611-PL-261-P02	TWTS-SALT STORE - ROOF PLAN
01 Feb 2021	3611-PL-271-P02	TWTS-SALT STORE - N-S ELEVATIONS
01 Feb 2021	3611-PL-272-P02	TWTS-SALT STORE - E-W ELEVATIONS
01 Feb 2021	3611-PL-275-P02	TWTS-SALT STORE - SECTIONS
01 Feb 2021	3611-PL-280-P03	WB CONTROL OFFICE - LEVEL 0 PLAN
01 Feb 2021	3611-PL-281-P03	WB CONTROL OFFICE - ROOF PLAN
01 Feb 2021	3611-PL-285-P03	WB CONTROL OFFICE - ELEVATIONS
01 Feb 2021	3611-PXH-SRA-00-00-DR-A-PL-001-P02	SITE LOCATION PLAN
01 Feb 2021	157-SCH-003_P4	PIXASH WES DEPOT PLANTING SCHEDULE

### **Permit/Consent Decision Making Statement**

In determining this application the Local Planning Authority considers it has complied with the aims of paragraph 38 of the National Planning Policy Framework.

### **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 an application to Discharge Conditions and pay the relevant fee via the Planning Portal at [www.planningportal.co.uk](http://www.planningportal.co.uk) or post to Planning Services, Lewis House, Manvers Street, Bath, BA1 1JG.

The development must be operated in full accordance with an Environmental Permit issued by the Environment Agency

The Local Highway Authority (LHA) requires the developer to submit full construction details regarding the delivery of the off-site highway improvements. All works will need to be approved by the LHA and suitable supervision in place prior to commencement of the works. Further information in this respect may be obtained by contacting the LHA

## **EIA STATEMENT**

BATH & NORTH EAST SOMERSET COUNCIL  
TOWN AND COUNTRY PLANNING ACT 1990  
THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)  
REGULATIONS 2017

REGULATION 30 STATEMENT

APPLICATION REF: 21/00435/EREG03

DEVELOPMENT PERMITTED: Redevelopment and consolidation of existing depot site and adjacent land with associated staff parking and access and landscaping works to include the provision of the following: (i) a public re-use and recycling centre (RRC); (ii) material recovery facility (MRF); (iii) waste transfer station (WTS); (iv) Trader (bulky waste); Trade Waste Transfer Station (TWTS); (v) vehicle fleet storage and maintenance; (vi) MOT centre (public); (vii) BANES Parks and Grounds maintenance storage; (viii) BANES Highways winter service and salt store; and ancillary offices.

APPROVAL DECISION ISSUED ON: 30th July 2021

This statement is made pursuant to Regulation 30(1)(c) of The Town and County Planning (Environmental Impact Assessment) Regulations 2017 and contains-

(i) details of the matters referred to in regulation 29(2);  
(ii) the main reasons and considerations on which the decision is based including, if relevant, information about the participation of the public; and  
(iii) a summary of the results of the consultations undertaken, and information gathered, in respect of the application and how those results (in particular, in circumstances where regulation 58 applies, the comments received from an EEA State pursuant to consultation under that regulation) have been incorporated or otherwise addressed

(i) This decision can be challenged by way of bringing a claim in judicial review. Any person wishing to do so must bring a claim within six weeks of the date of the decision notice.

This statement is made available for public inspection at the place where the planning register is kept.

(ii) Following consideration of the submitted environmental information the application was permitted. The full extent of the considerations, including representations from members

of the public and external organisations are set out in the Officer Committee Report which is available to view on the Council's website: [www.bathnes.gov.uk](http://www.bathnes.gov.uk).

(iii) A summary of the consultation responses received and considered and the information gathered is provided with the Officer report referred to above. The Officer report sets out how these comments have been incorporated into the proposal or otherwise addressed. Likely significant effects of the development on the environment have been identified and assessed. Where adverse impacts arise these have been taken into account, including any proposed mitigation in reaching a conclusion regarding the residual effects and acceptability of the proposed development. It is considered that mitigating minor adverse impacts can be adequately addressed through conditions. Moderate adverse impacts will arise in respect of landscape and visual effects given the nature and location of the site. These impacts will be mitigated through additional planting. These measures will be secured by condition.

### **Community Infrastructure Levy**

You are advised that as of 6 April 2015, the Bath & North East Somerset Community Infrastructure Levy (CIL) Charging Schedule came into effect. **Before** commencing any development on site you should ensure you are familiar with the CIL process. If the development approved by this permission is CIL liable there are requirements to assume liability and notify the Council before development commences, failure to comply with the regulations can result in surcharges and additional payments. Full details about the CIL Charge including, amount and process for payment will be sent out in a CIL Liability Notice which you will receive shortly. Further details are available here: [www.bathnes.gov.uk/cil](http://www.bathnes.gov.uk/cil)

<b>Item No:</b>	07
<b>Application No:</b>	20/04067/FUL
<b>Site Location:</b>	Waterworks Cottage, Charlcombe Way, Fairfield Park, Bath
<b>Ward:</b> Lambridge	<b>Parish:</b> N/A <b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application
<b>Proposal:</b>	Extension and alteration to existing Cottage and creation of two detached dwellings.
<b>Constraints:</b>	Article 4 HMO, Agricultural Land Classification, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, Policy CP8 Green Belt, Policy CP9 Affordable Housing Zones, Policy LCR5 Safeguarded existg sport & R, MOD Safeguarded Areas, Policy NE2 AONB, Policy NE2A Landscapes and the green set, Policy NE3 SNCI, Policy NE5 Ecological Networks, SSSI - Impact Risk Zones,
<b>Applicant:</b>	Mr & Mrs Jeremy & Sarah Flavell
<b>Expiry Date:</b>	4th August 2021
<b>Case Officer:</b>	Samantha Mason

## **DECISION REFUSE**

1 The proposal results in overdevelopment of the site through its cramped and contrived form, particularly plot 2 and its poor relationship in the setting of the existing dwelling. Additionally, the proposal by reason of its design of the proposed dwellings, particularly the flat roofs of plot 2, detracts from and fails to respond to the local context, failing to maintain the character and appearance of the surrounding area. The proposal is contrary to policy CP6 of the adopted Core Strategy (2014) and policies D1, D2, D3, D4 and D5 of the Placemaking Plan for Bath and North East Somerset (2017) and the NPPF.

2 The proposal fails to conserve or enhance the landscape setting of the locality contrary to policies NE2 and NE2A of the Placemaking Plan for Bath and North East Somerset (2017) and the NPPF.

3 The development of the existing dwellings garden would result in biological diversity loss contrary to policy NE3 of the Placemaking Plan for Bath and North East Somerset (2017) and the NPPF.

### **PLANS LIST:**

This decision relates to the following plans:

- 30 Oct 2020 Wessex Water Mains Water And Sewer Map
- 30 Oct 2020 S01 Existing Site Plan
- 09 Nov 2020 S03a Existing Site Appraisal
- 12 Mar 2021 Sko5 Swept Path Analysis Jct
- 12 Mar 2021 Sko6 Swept Path Analysis Plot 2
- 02 Apr 2021 S02 Existing Elevations

30 Oct 2020 P00 Existing - Site Location Plan  
28 Jan 2021 P12b Plot 3 Proposed Floor Plans + Section  
28 Jan 2021 P13b Plot 3 Proposed Elevations (South And West Facing)  
28 Jan 2021 P14b Plot 3 - Proposed Elevations (North And East Facing)  
28 Jan 2021 P18c Plot 2 - Proposed Basement Plan  
28 Jan 2021 P19c Plot 2 - Proposed Lower Ground Floor Plan  
28 Jan 2021 P20c Plot 2 - Proposed Upper Ground Floor Plan  
28 Jan 2021 P21c Plot 2 - Proposed North Facing Elevation  
28 Jan 2021 P22c Plot 2 - Proposed West Facing Elevation  
28 Jan 2021 P23c Plot 2 - Proposed South Facing Elevation  
28 Jan 2021 P24d Plot 2 - Proposed East Facing Elevation  
28 Jan 2021 P25a Cottage Extension Plans  
28 Jan 2021 P26a Cottage Extension - Proposed Roof Plan  
28 Jan 2021 P29a Plot 2 - Proposed Roof Plan  
28 Jan 2021 Sk01 Rev 1 Swept Path Analysis - Car Parking  
28 Jan 2021 Sko2 Rev E Swept Path Analysis - Ambulance  
01 Feb 2021 P28b Cottage Extension - Elevations  
16 Feb 2021 P01 D Proposed - Site Plan  
16 Feb 2021 P03 C Proposed - Site Sections Aa + Bb  
16 Feb 2021 P27 C Proposed - North & South Facing Elevations  
04 Jun 2021 P15f Car Tracking A1  
04 Jun 2021 P16f Lighting Strategy  
04 Jun 2021 P16f Lighting Strategy

### **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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## **Permit/Consent Decision Making Statement**

In determining this application the Local Planning Authority considers it has complied with the aims of paragraph 38 of the National Planning Policy Framework.

## **Community Infrastructure Levy**

You are advised that as of 6 April 2015, the Bath & North East Somerset Community Infrastructure Levy (CIL) Charging Schedule came into effect. Before commencing any development on site you should ensure you are familiar with the CIL process. If the development approved by this permission is CIL liable there are requirements to assume liability and notify the Council before development commences, failure to comply with the regulations can result in surcharges and additional payments. Full details about the CIL Charge including, amount and process for payment will be sent out in a CIL Liability Notice which you will receive shortly. Further details are available here: [www.bathnes.gov.uk/cil](http://www.bathnes.gov.uk/cil)

## **Responding to Climate Change (Informative):**

The council is committed to responding to climate change. You are advised to consider sustainable construction when undertaking the approved development and consider using measures aimed at minimising carbon emissions and impacts on climate change.

<b>Item No:</b>	08
<b>Application No:</b>	21/01412/FUL
<b>Site Location:</b>	Unregistered Unit 1-4, Old Station Yard, Avon Mill 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
<b>Proposal:</b>	Erection of 3no. acoustic barriers; permission to allow the filling of concrete mixing vehicles between 6:30am and 5:30pm (Monday-Friday) 8:00am-1:00pm Saturday and 7:30am-5:30pm (Bank Holidays); permission to allow other specified operations at the site between 7:30am and 6:30pm (Monday-Friday) and 8:00am and 1:00pm (Saturday) and 7:30am-5:30pm (Bank Holidays); and permission to store materials in external yard area (re-submission of planning application 20/02008/FUL).
<b>Constraints:</b>	Saltford Airfield 3km buffer, Agric Land Class 3b,4,5, Conservation Area, Contaminated Land, Policy CP9 Affordable Housing Zones, Policy NE1 Green Infrastructure Network, Policy NE5 Ecological Networks, Railway, SSSI - Impact Risk Zones,
<b>Applicant:</b>	4Concrete Bristol Ltd
<b>Expiry Date:</b>	4th August 2021
<b>Case Officer:</b>	Martin Almond

## DECISION REFUSE

1 The extended operating hours would result in significant harm to the amenities of nearby local residents by reason of increased noise, traffic and disturbance. The proposals are therefore contrary to the development plan, in particular policies D6 and PCS2 of the Bath and North East Somerset Placemaking Plan.

## PLANS LIST:

This decision relates to drawings P19-1251\_04D and P19-1252\_05A dated as received 23rd March 2021 and P19-1252\_01 E and P19-1252\_02 D dated as received 18th June 2021.

In determining this application the Local Planning Authority considers it has complied with the aims of paragraph 38 of the National Planning Policy Framework. Whilst the application was recommended for permission by Officers the Development Management Committee considered the proposal to be unacceptable for the stated reasons.

<b>Item No:</b>	09
<b>Application No:</b>	20/03392/FUL
<b>Site Location:</b>	Barn North Of Village Hall, Langridge Lane, Langridge, Bath
<b>Ward:</b> Bathavon North	<b>Parish:</b> Charlcombe <b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application
<b>Proposal:</b>	Convert a redundant farm building into an agriculturally tied dwelling to house a farm worker.
<b>Constraints:</b>	Agricultural Land Classification, Policy B4 WHS - Indicative Extent, Policy CP8 Green Belt, Policy CP9 Affordable Housing Zones, MOD Safeguarded Areas, Policy NE1 Green Infrastructure Network, Policy NE2 AONB, Policy NE5 Ecological Networks, Policy NE5 Strategic Nature Areas, All Public Rights of Way Records, SSSI - Impact Risk Zones,
<b>Applicant:</b>	Mr Tom Bravin
<b>Expiry Date:</b>	3rd March 2021
<b>Case Officer:</b>	Sam Grant

**DECISION** Permit Subject to conditions.

<b>Item No:</b>	10
<b>Application No:</b>	21/02424/FUL
<b>Site Location:</b>	Orchard Rise, Sham Castle Lane, Bathwick, Bath
<b>Ward:</b> Bathwick	<b>Parish:</b> N/A <b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application
<b>Proposal:</b>	Erection of single storey extension following demolition of garage.
<b>Constraints:</b>	Article 4 Bath Demolition Wall, Article 4 Bath Office Conversion, Article 4 Reg 7: Estate Agent, Agricultural Land Classification, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, British Waterways Major and EIA, British Waterways Minor and Householders, Conservation Area, Policy CP9 Affordable Housing Zones, LLFA - Flood Risk Management, MOD Safeguarded Areas, Policy NE5 Ecological Networks, SSSI - Impact Risk Zones,
<b>Applicant:</b>	Mr and Mrs Paul and Margaret Crossley
<b>Expiry Date:</b>	29th July 2021
<b>Case Officer:</b>	Rebecca 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 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 Materials (Compliance)

All external walling and roofing materials to be used shall match those of the existing building.

Reason: In the interests of the appearance of the development and the surrounding area in accordance with Policies D1, D2, D3 and D5 of the Bath and North East Somerset Placemaking Plan and Policy CP6 of the Bath and North East Somerset Core Strategy.

## PLANS LIST:

This decision relates to the following plans:

Drawing - 20 May 2021 - EXISTING ELEVATIONS

Drawing - 20 May 2021 - EXISTING FLOOR PLANS  
Drawing - 20 May 2021 - SURVEY TOPOGRAPHICAL  
Drawing - 20 May 2021 - P01 - PROPOSED GROUND FLOOR PLAN  
Drawing - 20 May 2021 - P02 - PROPOSED ELEVATIONS  
Drawing - 20 May 2021 - P04 - PROPOSED ROOF PLAN  
OS Extract - 20 May 2021 - SITE AND 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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### **Community Infrastructure Levy**

You are advised that as of 6 April 2015, the Bath & North East Somerset Community Infrastructure Levy (CIL) Charging Schedule came into effect. **Before** commencing any development on site you should ensure you are familiar with the CIL process. If the development approved by this permission is CIL liable there are requirements to assume liability and notify the Council before development commences, failure to comply with the regulations can result in surcharges and additional payments. Full details about the CIL Charge including, amount and process for payment will be sent out in a CIL Liability Notice which you will receive shortly. Further details are available here: [www.bathnes.gov.uk/cil](http://www.bathnes.gov.uk/cil)

### **Responding to Climate Change (Informative):**

The council is committed to responding to climate change. You are advised to consider sustainable construction when undertaking the approved development and consider using measures aimed at minimising carbon emissions and impacts on climate change.

**Permit/Consent Decision Making Statement**

In determining this application the Local Planning Authority considers it has complied with the aims of paragraph 38 of the National Planning Policy Framework.

<b>Item No:</b>	11
<b>Application No:</b>	21/02198/FUL
<b>Site Location:</b>	Liberal Democrats, 31 James Street West, City Centre, Bath
<b>Ward:</b> Kingsmead	<b>Parish:</b> N/A <b>LB Grade:</b> II
<b>Application Type:</b>	Full Application
<b>Proposal:</b>	Remodelling of the front garden to include the installation of a new lifting platform. (Resubmission)
<b>Constraints:</b>	Article 4 Bath Demolition Wall, Article 4 Reg 7: Estate Agent, Article 4 HMO, Agric Land Class 3b,4,5, Air Quality Management Area, Policy B2 Central Area Strategic Policy, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, Policy CP9 Affordable Housing Zones, Flood Zone 2, Listed Building, LLFA - Flood Risk Management, MOD Safeguarded Areas, Policy NE1 Green Infrastructure Network, Policy NE5 Ecological Networks, SSSI - Impact Risk Zones,
<b>Applicant:</b>	The Trustees Bath And North East Somerset Liberal Democrats
<b>Expiry Date:</b>	30th July 2021
<b>Case Officer:</b>	Helen Ellison

## 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 External lift/railings/gates/handrail colour/finish (Compliance)

All elements of the platform lift, railings, gates and handrail shall be painted matt black and remain so for the lifetime of the development.

Reason: In the interests of the appearance of the development and the surrounding area in accordance with Policies D2, D5 and HE1 of the Bath and North East Somerset Placemaking Plan and Policies B4 and CP6 of the Bath and North East Somerset Core Strategy.

### 3 Construction Management Plan (Compliance)

The development shall be undertaken in accordance with the approved Construction Management Plan dated 10th June 2021.

Reason: To ensure that safe operation of the highway and in the interests of protecting residential amenity in accordance with Policy ST7 of the Bath and North East Somerset Placemaking Plan. This is a condition precedent because any initial construction or demolition works could have a detrimental impact upon highways safety and/or residential amenity.

#### **4 Hard and Soft Landscaping (Compliance)**

All Hard and soft landscape works shall be carried out in accordance with approved Drwg. No. 4142-017 F 'Proposed lift plan sections and elevations' dated 10.06.2021. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme (phasing) agreed in writing with the Local Planning Authority. Any plants indicated on the approved scheme which, within a period of five years from the date of the development being completed, die, are removed or become seriously damaged or diseased shall be replaced during the next planting season with other 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 in accordance with Policies D2, D5 and NE2 of the Bath and North East Somerset Placemaking Plan.

#### **5 Railings (Compliance)**

The existing railings originally located to the rear of the premises shall be re-used as surround to the front garden in accordance with approved Drwg. No. 4142-017 F 'Proposed lift plan sections and elevations' dated 10.06.2021. The approved new gates and any shortfall in railings shall be made to match the relocated/re-used railings in size, design, detail, materials, colour and finish. All railings and gates shall be permanently retained as installed for the lifetime of the development.

Reason: To safeguard the character and appearance of the listed building and its setting in accordance with Policy CP6 of the Bath and North East Somerset Core Strategy and Policy HE1 of the Bath and North East Somerset Placemaking Plan.

#### **6 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 drawings and document;

Date: 06.05.2021 Drwg. No. 4142-001 A Drwg. title: Location plan

Date: 06.05.2021 Drwg. No. 4142-016 B Drwg. title: Front garden - prior to commencement of works

Date: 10.06.2021 Drwg. No. 4142-017 F Drwg. title: Proposed lift plan, sections and elevations

Date: 27.07.2021 Drwg. No. 4142-D04 A Drwg. title: Stair handrail & lift gate

Date: 10.06.2021 Document title: Construction Management 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 an application to Discharge Conditions and pay the relevant fee via the Planning Portal at [www.planningportal.co.uk](http://www.planningportal.co.uk) or post to Planning Services, Lewis House, Manvers Street, Bath, BA1 1JG.

## **Permit/Consent Decision Making Statement**

In determining this application the Local Planning Authority considers it has complied with the aims of paragraph 38 of the National Planning Policy Framework.

## **Community Infrastructure Levy**

You are advised that as of 6 April 2015, the Bath & North East Somerset Community Infrastructure Levy (CIL) Charging Schedule came into effect. **Before** commencing any development on site you should ensure you are familiar with the CIL process. If the development approved by this permission is CIL liable there are requirements to assume liability and notify the Council before development commences, failure to comply with the regulations can result in surcharges and additional payments. Full details about the CIL Charge including, amount and process for payment will be sent out in a CIL Liability Notice which you will receive shortly. Further details are available here: [www.bathnes.gov.uk/cil](http://www.bathnes.gov.uk/cil)

## **Responding to Climate Change (Informative):**

The council is committed to responding to climate change. You are advised to consider sustainable construction when undertaking the approved development and consider using measures aimed at minimising carbon emissions and impacts on climate change.



<b>Item No:</b>	12
<b>Application No:</b>	21/02199/LBA
<b>Site Location:</b>	Liberal Democrats, 31 James Street West, City Centre, Bath
<b>Ward:</b> Kingsmead	<b>Parish:</b> N/A <b>LB Grade:</b> II
<b>Application Type:</b>	Listed Building Consent (Alts/exts)
<b>Proposal:</b>	External alterations for the remodelling of the front garden to include the installation of a new lifting platform.
<b>Constraints:</b>	Article 4 Bath Demolition Wall, Article 4 Reg 7: Estate Agent, Article 4 HMO, Agric Land Class 3b,4,5, Air Quality Management Area, Policy B2 Central Area Strategic Policy, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, Policy CP9 Affordable Housing Zones, Flood Zone 2, Listed Building, LLFA - Flood Risk Management, MOD Safeguarded Areas, Policy NE1 Green Infrastructure Network, Policy NE5 Ecological Networks, SSSI - Impact Risk Zones,
<b>Applicant:</b>	The Trustees Bath And North East Somerset Liberal Democrats
<b>Expiry Date:</b>	30th July 2021
<b>Case Officer:</b>	Helen Ellison

## 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 External lift/railings/gate/handrail colour/finish (Compliance)

All elements of the platform lift, railings, gate and handrail shall be painted matt black and remain so for the lifetime of the development.

Reason: To safeguard features of special architectural and historical interest and preserve the character and appearance of the listed building in accordance with Policy CP6 of the Bath and North East Somerset Core Strategy and Policy HE1 of the Bath and North East Somerset Placemaking Plan.

### 3 Hard and Soft Landscaping (Compliance)

All Hard and soft landscape works shall be carried out in accordance with approved Drwg. No. 4142-017 F 'Proposed lift plan sections and elevations' dated 10.06.2021. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme (phasing) agreed in writing with the Local Planning Authority. Any plants indicated on the approved scheme which, within a period of five years from the date of the development being completed, die, are removed or become seriously damaged or diseased shall be replaced during the next planting season with other 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 safeguard the character and appearance of the listed building and its setting in accordance with Policy CP6 of the Bath and North East Somerset Core Strategy and Policy HE1 of the Bath and North East Somerset Placemaking Plan.

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Reason: To safeguard the character and appearance of the listed building and its setting in accordance with Policy CP6 of the Bath and North East Somerset Core Strategy and Policy HE1 of the Bath and North East Somerset Placemaking Plan.

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