

Bath & North East Somerset Council

MEETING: **Planning Committee**

MEETING DATE: **7th May 2025**

AGENDA
ITEM
NUMBER

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RESPONSIBLE OFFICER: Louise Morris - Head of Planning & Building Control

TITLE: **APPLICATIONS FOR PLANNING PERMISSION**

WARDS: ALL

BACKGROUND PAPERS:

AN OPEN PUBLIC ITEM

BACKGROUND PAPERS

List of background papers relating to this report of the Head of Planning about applications/proposals for Planning Permission etc. The papers are available for inspection online at <http://planning.bathnes.gov.uk/PublicAccess/>.

- [1] Application forms, letters or other consultation documents, certificates, notices, correspondence and all drawings submitted by and/or on behalf of applicants, Government Departments, agencies or Bath and North East Somerset Council in connection with each application/proposal referred to in this Report.
- [2] Department work sheets relating to each application/proposal as above.
- [3] Responses on the application/proposals as above and any subsequent relevant correspondence from:
 - (i) Sections and officers of the Council, including:

Building Control
Environmental Services
Transport Development
Planning Policy, Environment and Projects, Urban Design (Sustainability)
 - (ii) The Environment Agency
 - (iii) Wessex Water
 - (iv) Bristol Water
 - (v) Health and Safety Executive
 - (vi) British Gas
 - (vii) Historic Buildings and Monuments Commission for England (English Heritage)
 - (viii) The Garden History Society
 - (ix) Royal Fine Arts Commission
 - (x) Department of Environment, Food and Rural Affairs
 - (xi) Nature Conservancy Council
 - (xii) Natural England
 - (xiii) National and local amenity societies
 - (xiv) Other interested organisations
 - (xv) Neighbours, residents and other interested persons
 - (xvi) Any other document or correspondence specifically identified with an application/proposal
- [4] The relevant provisions of Acts of Parliament, Statutory Instruments or Government Circulars, or documents produced by the Council or another statutory body such as the Bath and North East Somerset Local Plan (including waste and minerals policies) adopted October 2007

The following notes are for information only:-

- [1] "Background Papers" are defined in the Local Government (Access to Information) Act 1985 do not include those disclosing "Exempt" or "Confidential Information" within the meaning of that Act. There may be, therefore, other papers relevant to an application which will be relied on in preparing the report to the Committee or a related report, but which legally are not required to be open to public inspection.

- [2] The papers identified or referred to in this List of Background Papers will only include letters, plans and other documents relating to applications/proposals referred to in the report if they have been relied on to a material extent in producing the report.
- [3] Although not necessary for meeting the requirements of the above Act, other letters and documents of the above kinds received after the preparation of this report and reported to and taken into account by the Committee will also be available for inspection.
- [4] Copies of documents/plans etc. can be supplied for a reasonable fee if the copyright on the particular item is not thereby infringed or if the copyright is owned by Bath and North East Somerset Council or any other local authority.

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ITEM NO.	APPLICATION NO. & TARGET DATE:	APPLICANTS NAME/SITE ADDRESS and PROPOSAL	WARD:	OFFICER:	REC:
001	24/01135/FUL 10 April 2025	Mr Nathan Sheppard Kennet Lodge , Kennet Park, Bathampton, Bath, Bath And North East Somerset Reconfiguration and alteration of existing dwelling, including a single storey extension to North of property, and an additional storey of first floor bedroom accommodation to replace existing pitched roof of chalet bungalow.	Bathavon North	Ed Allsop	PERMIT

REPORT OF THE HEAD OF PLANNING ON APPLICATIONS FOR DEVELOPMENT

Item No: 001
Application No: 24/01135/FUL
Site Location: Kennet Lodge Kennet Park Bathampton Bath Bath And North East Somerset



Ward: Bathavon North **Parish:** Bathampton **LB Grade:** N/A

Ward Members: Councillor Kevin Guy Councillor Sarah Warren

Application Type: Full Application

Proposal: Reconfiguration and alteration of existing dwelling, including a single storey extension to North of property, and an additional storey of first floor bedroom accommodation to replace existing pitched roof of chalet bungalow.

Constraints: Colerne Airfield Buffer, Agric Land Class 1,2,3a, Policy B4 WHS - Indicative Extent, British Waterways Major and EIA, British Waterways Minor and Householders, Policy CP3 Solar and Wind Landscape Pote, Policy CP9 Affordable Housing, Housing Development Boundary, MOD Safeguarded Areas, Policy NE2A Landscapes and the green set, NRN Wetland Strategic Network Policy NE5, River Avon and Kennet & Avon Canal, SSSI - Impact Risk Zones,

Applicant: Mr Nathan Sheppard

Expiry Date:	10th April 2025
Case Officer:	Ed Allsop
To view the case click on the link here .	

REPORT

Planning permission is sought for the reconfiguration and alteration of existing dwelling, including a single storey extension to North of property, and an additional storey of first floor bedroom accommodation to replace existing pitched roof of chalet bungalow.

Reason for reporting to committee

This application was referred to the Chair and Vice Chair following an objection raised by the Parish Council and call in request from Cllr Sarah Warren.

Cllr Lucy Hodge: 'Noting Bathampton Parish Council's objection and third party representations, I recommend that this application is determined by the Planning Committee to fully debate a number of policy areas including whether the foot print of the proposal represents overdevelopment of this site, any loss of privacy for the neighbouring properties, any impact on the setting of two adjacent listed buildings and any impact on the nearby Conservation area. It is noted that late revisions were posted on 31 Jan 25 after the end of the public consultation period (17 Jan 25). It has been questioned whether recent work on site meets Permitted Development. Regulations.'

Cllr Ian Halsall: 'The Officer reports that the scale of the proposal does not mean that there will be harm to the character and appearance of the area or setting of heritage assets but considers that this development will reach the furthest extent of how it can be extended by virtue of recommending removal of any future permitted development rights.'

In light of the Parish Council's objection, request by the Ward Member to call-in the application and a substantial number of objections from members of the public, it is considered that this application should be considered by the Committee to determine whether it does consider it to be an over development of the site or not.'

The application was heard at the 9th April 2025 Planning committee where it was deferred for a site visit. The site visit is scheduled to have taken place on 28th April 2025.

Relevant Planning History

None.

SUMMARY OF CONSULTATIONS/REPRESENTATIONS

Consultation responses:

Bathampton Parish Council: Object.

The revised plans are a big improvement on the original submission, but we still feel that it is an over-development of a small site. Also, the first floor rooms, with their large windows, will still overlook neighbours and reduce their privacy. We have been informed that there are covenants on the group of buildings which state that each one should not negatively impact the others; in addition they should not have a negative impact on the listed buildings; the revised plans unfortunately still do not overcome these issues. Two issues have arisen during the application process which cause us concern. The infill being built under permitted development rules would appear to breach those rules and trees have been felled despite the arboriculturist stating that a tree protection plan would be needed. It is difficult from the plans provided to assess the direct impact on the neighbouring properties, but we think this will be significant and the objections from the neighbours must be given full consideration.

Historic Environment: Support, subject to conditions.

Tree officer: No objection, subject to condition.

Ecology: No objection, subject to condition.

Representations:

12no. objections have been submitted, these can be summarised as concerns with the scale and bulk, increase in height, setting of listed building, overlooking and overdevelopment. Full comments are available on the public website

POLICIES/LEGISLATION

The Core Strategy for Bath and North East Somerset was formally adopted by the Council on 10th July 2014. The Core Strategy now forms part of the statutory Development Plan and will be given full weight in the determination of planning applications. The Development Plan for Bath and North East Somerset comprises:

- o Bath & North East Somerset Core Strategy (July 2014)
- o Bath & North East Somerset Placemaking Plan (July 2017)
- o West of England Joint Waste Core Strategy (2011)
- o Made Neighbourhood Plans

Core Strategy:

The Core Strategy for Bath and North East Somerset was formally adopted by the Council on 10th July 2014. The following policies of the Core Strategy are relevant to the determination of this application:

B1: Bath Spatial Strategy
CP5: Flood Risk Management
CP6: Environmental Quality
DW1: District Wide Spatial Strategy
SD1: Presumption in favour of sustainable development

Placemaking Plan:

The Placemaking Plan for Bath and North East Somerset was formally adopted by the Council on 13th July 2017. The following policies of the Placemaking Plan are relevant to the determination of this application:

- D1: General urban design principles
- D2: Local character and distinctiveness
- D.3: Urban fabric
- D.4: Streets and spaces
- D.5: Building design
- D.6: Amenity
- D.8: Lighting
- HE1: Historic Environment
- NE1: Development and green infrastructure
- NE3: Sites, habitats and species
- NE5: Ecological networks and nature recovery
- NE6: Trees and woodland conservation

Local Plan Partial Update (LPPU):

On the 19th January 2023, Bath and North East Somerset Council updated a number of local planning policies through the introduction of the Local Plan Partial Update (LPPU).

National Policy:

The National Planning Policy Framework (NPPF) was revised in December 2024 and is a material consideration. Due consideration has been given to the provisions of the Planning Practice Guidance (PPG).

Listed Buildings:

There is a duty placed on the Council under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act, in considering whether to grant planning permission for development which affects a listed building or its setting to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Low carbon and sustainable credentials:

The policies contained within the development plan are aimed at ensuring development is sustainable and that the impacts on climate change are minimised and, where necessary, mitigated. A number of policies specifically relate to measures aimed at minimising carbon emissions and impacts on climate change. The application has been assessed against the policies as identified and these have been fully taken into account in the recommendation made.

LOW CARBON AND SUSTAINABLE CREDENTIALS

The policies contained within the development plan are aimed at ensuring development is sustainable and that the impacts on climate change are minimised and, where necessary, mitigated. A number of policies specifically relate to measures aimed at minimising carbon emissions and impacts on climate change. The application has been assessed against the policies as identified and these have been fully taken into account in the recommendation made.

OFFICER ASSESSMENT

Character, appearance, impact on heritage assets:

The site is in the immediate vicinity of Grade II The Old Rectory and Kennet Court. The site borders the Bathampton Conservation Area to the south. The current building is a modern, single storey dwelling and is very modest in overall footprint and height. To the north of the site is the Kennet and Avon canal which allows for glimpsed views towards the Bathampton Conservation Area. There are further non designated heritage assets in the vicinity of the site.

Kennet Lodge is not of any historical value and therefore its replacement with an alternative building is not objected to in principle. Notwithstanding this, the proposed replacement must be sensitive to the setting of the conservation area and adjacent designated and undesignated heritage assets.

Officers accept that there will be a larger building there than currently exists, but that does not mean that there is harm to the character and appearance of the area, or harm to the setting of the listed buildings. The design has been altered to create a more subservient roof form. The alterations have largely addressed concerns, with the bulk of the upper roofscape reduced and more akin to the existing dwelling. The use of natural slate for the roof is considered a sensitive material.

The proposed plans helpfully show the extent of the existing dwelling through a red dashed line.

Although the property is being enlarged, officers do not conclude that the site is overdeveloped. This is because there is still sufficient spacing on all boundaries, space for car parking, bin storage and a good useable private residential amenity area of their own. These factors would indicate the site is not overdeveloped. The previous committee report recommendation proposed a condition to remove permitted development rights for extensions and alterations. However, upon further review and in light of guidance in the NPPG, such a condition is not considered necessary or reasonable in the circumstances.

It should be noted that the minor amendments listed in the conservation officers latest consultation response have been actioned and the extensions and alterations are now acceptable in their impact on the character and appearance of the area, where they now preserve the character of this part of the conservation area and the setting of adjacent listed buildings.

Residential amenity:

The site and property is set above Willow House, however these are two detached properties, sufficiently set apart. Although built form will be sited in proximity to the boundary with Willow House, it is still set back 1.5m and is also single storey and the garage on Willow House further separates the presence of development from habitable rooms of Willow House. There are no windows on this elevation of the single storey extension facing the neighbour.

The works will introduce new windows, higher than those which currently exist. The new window (rear dormer) at first floor level on the south east elevation will be obscurely glazed (bathroom), therefore, there will not be overlooking. It is also sited approximately 13.6m from the rear boundary where there would not be an oppressive impact. There are 2no. new first floor windows on the north east elevation, one of which is obscurely glazed. The other is sited approximately 6.3m from the eastern boundary, the distance combined with the orientation and relationship with neighbours means there would be no harmful overlooking. The 3no. dormers on the front elevation facing willow house are located approximately 13.8m from the north boundary. Considering this distance, and the views that will result into the roofslope of willow house, there would not be a harmful level of overlooking.

Officers accept the height and scale of the building will be increasing, and that there will be more built form and mass experienced than what currently exists. This can be expected during any enlargement to an existing property. However, this does not necessarily mean that the impacts are adverse which would preclude the granting of planning permission. For the reasons and assessments set out above, the proposals would not present conflict with policy D6 of the placemaking plan.

Ecology:

Designated Sites:

No sites designated for their conservation interest are located within or adjacent to the site.

Habitats:

Habitats on site comprise mature garden trees and shrubs with well-established gardens present on all sides. The site is also located in proximity to the Kennet and Avon Canal. Bats The report identifies that the bungalow and garage were subject to a full internal and external inspection. The garage was considered to offer negligible bat roost potential. Given that the bungalow was assessed as offering low bat roost potential, it was therefore subsequently subject to a single emergence survey. The survey was carried out during late September which does not comply with best practice guidance. No bats were recorded emerging from the building, however, given that bat activity was recorded throughout the survey (with multiple bats commuting along the garden boundaries), then this result is accepted in this instance.

The mitigation measures described in Section 5 including precautionary working methods for bats would be fully supported and should be secured by condition.

Lighting:

The site was considered to offer high suitability for foraging and commuting bats. Therefore, the recommendation at Section 5 for a sensitive lighting scheme would be supported. It is feasible that external lighting can be sensitively designed in accordance with ILP 2023 guidance. Lighting must not be decorative, should only be used where absolutely necessary and external lighting must consist of low level, downward facing fittings with a PIR sensor and short-duration timer. A full specification could be secured by condition in this instance. Biodiversity Net Gain (BNG) Householder applications are exempt from BNG requirements.

Wildlife Enhancements:

The inclusion of two bat boxes and wildlife friendly planting as per Section 5.2 of the ecology report would be fully supported. A scheme of ecological enhancement should be secured by condition.

Trees:

The proposed alterations are largely within the current footprint with minor extension to the south over the existing hard surfacing and replacing an existing conservatory. Tree protection measures will be necessary to avoid accidental damage to the surrounding trees which the tree officer considers as contributing towards the setting of the conservation area and adjacent listed buildings. This has been secured via condition.

Public Sector Equality Duty:

In reaching its decision on a planning application the Council is required to have regard to the duties contained in section 149 of the Equality Act 2010, known collectively as the public sector equality duty. Section 149 provides that the Council must have due regard to the need to—

(a) eliminate discrimination, harassment, victimisation

(b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and

(c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it. Having due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it involves having due regard in particular, to the need to—

(a) remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;

(b) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it;

Due to the nature of the proposals, the development would not have any negative effects upon those with protected characteristics.

Conclusion:

Planning and conservation officers have sought revisions on the scheme, this now presents an application which complies with the development plan, specifically policies D1, D2, D3, D5 and HE1 and preserves the setting of the listed buildings and the conservation area. Officers have given special regard to the desirability of preserving the listed buildings, their setting and any features or special architectural or historic interest which they possess in accordance with the duty under section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the decision of whether or not to grant planning permission must be made in accordance with the development plan unless material considerations indicate otherwise.

The proposal complies with the development plan as a whole and it is considered that there are no other material considerations which indicate that the decision should be made contrary to the development plan .

For these reasons, officers recommend the application be permitted, subject to conditions.

RECOMMENDATION

PERMIT

CONDITIONS

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 policy CP6 of the Bath and North East Somerset Core Strategy, policies D1, D2, D5 and HE1 of the Bath and North East Somerset Placemaking Plan.

3 Samples- dormer (Bespoke Trigger)

No construction of the external walls of the dormer windows shall commence until a samples are submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: To ensure an appropriate colour adjacent to the slate, in the interests of the appearance of the development and the surrounding area in accordance with policy CP6 of the Bath and North East Somerset Core Strategy, policies D1, D2, D5 and HE1 of the Bath and North East Somerset Placemaking Plan.

4 Roofing Materials (Bespoke Trigger)

No construction of the roof of the development shall commence until a schedule and samples 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 policy CP6 of the Bath and North East Somerset Core Strategy, policies D1, D2, D5 and HE1 of the Bath and North East Somerset Placemaking Plan.

5 Boundary wall protection during construction (pre-commencement)

No development or other building operations shall commence until a detailed methodology and plan have been submitted demonstrating how the historic boundary wall will be protected during construction.

Reason: In the interests of protecting the historic boundary wall in compliance with policy HE1 of the placemaking plan.

6 Windows (bespoke trigger)

No installation of the windows shall take place until a detailed cross section drawing of the window reveals have been submitted to and approved in writing by the local planning authority.

Reason: In the interests of the character and appearance of the dwelling and area, including heritage assets.

7 Green roof planting and maintenance schedule (Pre-occupation)

No occupation of the development shall take place until a planting specification and maintenance schedule has been submitted to and approved in writing by the local planning authority.

Reason: To ensure that the works are implemented and maintained in the interests of the appearance of the area in accordance with Policies D1 and D2 of the Bath and North East Somerset Placemaking Plan.

8 Arboricultural Method Statement (pre-commencement)

No development shall take place until an arboricultural method statement with tree protection plan following the recommendations contained within BS 5837:2012 identifying measures to protect the trees to be retained, has been submitted to and approved in writing by the Local Planning Authority. The statement shall include proposed tree protection measures during site preparation (including demolition, clearance and level changes), during construction and landscaping operations. The statement should also include the control of potentially harmful operations such as the position of service runs and soakaways, storage, handling and mixing of materials on site, burning, location of site office and movement of people and machinery. Wording for all measures required must state what will happen and use committal language that is enforceable (eg "shall" instead of "should").

Reason: To ensure that no excavation, tipping, burning, storing of materials or any other activity takes place which would adversely affect the trees to be retained in accordance with Policy NE6 of the Bath and North East Somerset Local Plan Partial Update. 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.

9 Arboricultural Method Statement (bespoke trigger):

No development or other operations shall take place except in complete accordance with the approved Arboricultural Method Statement. A signed compliance statement shall be provided by the appointed arboriculturalist to the local planning authority within 28 days of completion of all associated works.

Reason: To ensure that the approved method statement is complied with for the duration of the development to protect the trees to be retained in accordance with Policy NE6 of the Bath and North East Somerset Local Plan Partial Update.

10 Precautionary Working Methods (Compliance condition):

Works must proceed only in accordance with the following measures for the protection of bats:

- o Appointment of a suitably qualified Ecological Clerk of Works to specify and oversee precautionary working methods;
- o A careful visual check for signs of bats shall be made of the interior and exterior of the building and its roof, and any crevices and concealed spaces, immediately prior to any works affecting these areas;
- o Works to the roof and any areas with concealed spaces or crevices shall be carried out using "soft strip" methods, by hand, lifting materials (not sliding) to remove them, and checking beneath each one;

o The site manager and site workers shall be briefed on appropriate ecologically sensitive methods and an ecologist shall be available on call to deal with any unexpected or last-minute discoveries of bats or roosts; and

o If bats are encountered works shall cease and the Bat Helpline (Tel 0345 1300 228) or the on-call licenced bat worker shall be contacted for advice before proceeding.

Reason: to avoid harm to protected species (bats) in compliance with policy NE5 of the placemaking plan.

11 Ecological Compliance Statement (Bespoke trigger)

No occupation of the development hereby approved shall commence until a statement confirming and demonstrating, using photographs, adherence to and completed implementation of the precautionary working methods in accordance with approved details, has been submitted to and approved in writing by the Local Planning Authority. These details shall include:

1. Evidence and written confirmation that all ecological mitigation and compensation measures for bats, including precautionary working methods and pre-commencement checks were followed;
2. Provision of features to benefit wildlife as set out in Section 5.2 of the approved Bat Survey Report produced by Johns Associates dated November 2023, to include, two bat boxes and wildlife-friendly planting; have been installed on site according to advice and specifications provided by a suitably experienced professional ecologist; and

All measures within the scheme shall be retained, monitored and maintained thereafter in accordance with the approved details and for the purpose of wildlife conservation.

Reason: To demonstrate the completed implementation of ecological mitigation and enhancement measures, to prevent ecological harm and to provide biodiversity gain in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended) the NPPF and policies NE3, NE5 and D5e of the placemaking plan.

12 External Lighting (Bespoke trigger - requires approval of details prior to installation of new lighting)

No new external lighting shall be installed without full details of proposed lighting design being first submitted to and approved in writing by the Local Planning Authority. These details shall include:

1. Proposed lamps and lamp models, with manufacturer's specifications; proposed lamp positions; numbers and heights, with details also to be shown on a plan; and
2. Details of lighting controls; proposed hours, frequency and duration of use; and details of all measures and features to contain light spill, and to prevent upward light spill and light spill onto trees and boundary vegetation and adjacent land; and to limit use of lights

when not required this shall include the use of short-duration (<2 minutes) timers; and to avoid harm to bat activity and other wildlife.

The lighting shall be installed, maintained and operated thereafter only in accordance with the approved details.

Reason: To avoid harm to bats and wildlife in accordance with policies NE3 and D8 of the placemaking plan.

13 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:

1 This decision relates to the following plans:

Proposed site plan- P 002- P04
Proposed ground floor- P 101- P04
Proposed first floor- P 102- P04
Proposed roof plan- P 103- P04
Proposed north east elevation- P 201- P04
Proposed north west elevation- P 202- P04
Proposed south west elevation- P 203- P04
Proposed south east elevation- P204- P04
Proposed section AA- P 204- P04
Proposed section BB- P 302- P04

Existing site plan
Existing ground floor plan
Existing roof plan
Existing elevations 01
Existing elevations 02
Existing section AA
Existing section BB
Existing section CC
Location plan

2 Biodiversity Net Gain - Exempt/Not required

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are set out in the Biodiversity Gain Requirements (Exemptions) Regulations 2024 and The Environment Act 2021 (Commencement No. 8 and Transitional Provisions) Regulations 2024.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is/are considered to apply.

3 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 or post to Planning Services, Lewis House, Manvers Street, Bath, BA1 1JG.

4 Community Infrastructure Levy - General Note for all Development

You are advised that as of 6 April 2015, the Bath & North East Somerset Community Infrastructure Levy (CIL) Charging Schedule came into effect. CIL may apply to new developments granted by way of planning permission as well as by general consent (permitted development) and may apply to change of use permissions and certain extensions. **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 any development commences**.

Do not commence development until you have been notified in writing by the Council that you have complied with CIL; failure to comply with the regulations can result in surcharges,

interest and additional payments being added and will result in the forfeiture of any instalment payment periods and other reliefs which may have been granted.

Community Infrastructure Levy - Exemptions and Reliefs Claims

The CIL regulations are non-discretionary in respect of exemption claims. If you are intending to claim a relief or exemption from CIL (such as a "self-build relief") it is important that you understand and follow the correct procedure **before** commencing **any** development on site. You must apply for any relief and have it approved in writing by the Council then notify the Council of the intended start date **before** you start work on site. Once development has commenced you will be unable to claim any reliefs retrospectively and CIL will become payable in full along with any surcharges and mandatory interest charges. If you commence development after making an exemption or relief claim but before the claim is approved, the claim will be forfeited and cannot be reinstated.

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. If you have any queries about CIL please email cil@BATHNES.GOV.UK

5 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.

6 Permit/Consent Decision Making Statement

In determining this application the Local Planning Authority considers it has complied with the aims of paragraph 39 of the National Planning Policy Framework.