

# **DRAFT MINUTES PENDING CONFIRMATION AT THE NEXT MEETING**

## **BATH AND NORTH EAST SOMERSET**

### **MINUTES OF DEVELOPMENT CONTROL COMMITTEE**

Wednesday, 28th September, 2011

Present:- Councillor Gerry Curran in the Chair  
Councillors Lisa Brett, Sally Davis (In place of Les Kew), Liz Hardman, Eleanor Jackson, David Martin, Bryan Organ, Jeremy Sparks (In place of Neil Butters), Martin Veal, David Veale and Brian Webber

Also in attendance: Councillors Tim Ball and Vic Pritchard

#### **47 EMERGENCY EVACUATION PROCEDURE**

The Senior Democratic Services Officer read out the procedure

#### **48 ELECTION OF VICE CHAIR (IF DESIRED)**

A Vice Chair was not required

#### **49 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

Apologies for absence were received from Councillors Neil Butters and Les Kew and their respective substitutes were Councillors Jeremy Sparks and Sally Davis. An apology was also received from Councillor Doug Nicol.

#### **50 DECLARATIONS OF INTEREST**

Councillor David Martin stated that he was a member of the School Service Major Project Board that had considered the planning application at Oldfield School, Kelston Road, Newbridge, Bath (Item 1, Report 10 of this Agenda) and he would therefore leave the meeting for its consideration. With regard to Report 13 on Stowey Quarry, Councillor Jeremy Sparks stated that he was openly opposed to the development and had predetermined the matter. He would therefore leave the meeting for its consideration.

#### **51 TO ANNOUNCE ANY URGENT BUSINESS AGREED BY THE CHAIR**

The Chair stated that he had allowed an Urgent Item to be considered at this meeting regarding the Draft National Planning Policy Framework (NPPF) as comments were required to be submitted to the Government before the next meeting. The previously circulated report requested the Committee to (1) consider the changes to national policy arising from the Draft NPPF and the implications for B&NES as set out in the appended report to Cabinet on 12<sup>th</sup> October 2011; and (2) advise the Cabinet on the need for any further changes to the Draft NPPF.

The Senior Planning Policy Officer reported on the issues. Councillor Tim Ball as Cabinet Member for Homes and Planning commented on the matter and requested

any individual Member's views be submitted as soon as possible for the Cabinet meeting on 12th October.

Members discussed the issues and the proposed changes. Various views were expressed including:

- Concern regarding removal of brownfield targets from housing development
- Insufficient weight given to energy efficiency and renewable energy regarding sustainable development - the standard should be as high as practicable
- Little weight given to demography regarding more housing provision for older people
- The Certificate of Conformity was too vague and should be in line with the Core Strategy
- There should be more emphasis on protecting local green spaces
- A better definition of "sustainable development" was required

Members considered it to be a good report with a clearly set out summary of the issues. The Chair requested Members to make their views known to the Senior Planning Policy Officer and Councillor Tim Ball. The Officer stated that he would be willing to make a presentation to individual Groups if requested to do so.

**RESOLVED** (1) to support the proposed comments to the Department of Communities and Local Government (DCLG) set out in the report to Cabinet on 12th October; and (2) that the above views and any further views be submitted to Cabinet to forward to DCLG.

## **52 ITEMS FROM THE PUBLIC - TO RECEIVE DEPUTATIONS, STATEMENTS, PETITIONS OR QUESTIONS**

The Senior Democratic Services Officer informed the meeting that a speaker wished to make a statement about Stowey Quarry, Stowey, the subject of Report 13 on the Agenda, and that they would be able to do so before that item was considered. There were also members of the public wishing to make statements on Items 1 and 2 on the Plans List report and they would be able to do so when reaching those Items on the Agenda.

## **53 ITEMS FROM COUNCILLORS AND CO-OPTED MEMBERS**

There were no items from Councillors.

## **54 MINUTES: WEDNESDAY 31ST AUGUST 2011**

The Minutes of the previous meeting held on Wednesday 31<sup>st</sup> August 2011 were approved as a correct record and signed by the Chair.

## 55 MAJOR DEVELOPMENTS

The Senior Professional - Major Development gave a brief update to Members on developments at Dorchester Street/Bath Spa Railway Station and Bath Spa University. He responded to a Member's query concerning the lift installation at the Railway Station stating that this was an operational issue and the responsibility of Great Western but it would be kept under review.

The Committee noted the update.

## 56 MAIN PLANS LIST - APPLICATIONS FOR PLANNING PERMISSION ETC FOR DETERMINATION BY THE COMMITTEE

The Committee considered

- a report by the Development Manager on various planning applications
- an Update Report by the Development Manager on Item No 1, the Update being attached as *Appendix 1* to these Minutes
- oral statements by members of the public etc. on Item Nos. 1 and 2, the Speakers List being attached as *Appendix 2* to these Minutes

**RESOLVED** that, in accordance with their delegated powers, the applications be determined as set out in the Decisions List attached as *Appendix 3* to these Minutes.

**Item 1 Oldfield School, Kelston Road, Newbridge, Bath - Erection of a new 4 court sports hall incorporating changing rooms, car park, multi-use game area, associated external works and landscaping** - The Case Officer reported on this application and her recommendation to grant permission. An Update Report comprising comments from the Landscape Architect and the Case Officer had been previously circulated. She further updated Members and recommended an additional Condition relating to levels of the site. The Chair of Governors made a statement in favour of the proposal.

Members asked questions about the materials and lighting etc. to which the Officer responded. Councillor Bryan Organ considered this to be an acceptable proposal and moved the Recommendation for permission to be granted which was seconded by Councillor Lisa Brett. Members debated the motion. The Senior Highways Development Control Engineer responded to queries regarding parking and it was confirmed that these matters would be dealt with under the Travel Plan and Operational Statement. After a brief discussion, the motion, with the additional condition, was put to the vote and was carried unanimously.  
(Note: Councillor David Martin was not present for this item.)

**Item 2 Filers Coaches, Wick Lane, Stanton Drew - Extend area of coach/bus stationing for an additional 10 vehicles (Resubmission)** - The Case Officer reported on this application and his recommendation to Refuse permission. An Agent representing objectors stated that he had registered to speak against this application but had not been included on the list due to a breakdown in communication. The Committee decided to allow him to speak on this occasion. He therefore made a

statement on behalf of objectors to the proposal which was followed by a statement by the applicants' Agent in favour.

After hearing a response to his query concerning the number of coaches that could be accommodated in the lawful part of the site. Councillor Martin Veal moved the Recommendation to Refuse permission. This was seconded by Councillor Bryan Organ.

Some Members supported the proposal as it was considered that there was little visual impact and it was a sustainable development providing jobs and transport for the local community. Other Members felt that the Green Belt policies should be adhered to due to the impact on the openness of the Green Belt. In response to a Member's query, the Senior Legal Adviser gave advice regarding the potential for a legal challenge by objectors if permission was granted. The Chair summed up the discussion supporting the Officer's recommendation to Refuse permission.

The motion was then put to the vote. Voting: 6 in favour and 5 against. Motion carried.

**Item 3 Closed Polestar Purnell Factory Site, Access Road to Works, Paulton - Mixed use redevelopment of former print works comprising offices, industrial, residential, continuing care retirement community, pub/restaurant, community building, open space, associated infrastructure, landscaping and access roads**  
- This application was withdrawn from the Agenda.

**57 NEW PLANNING APPEALS LODGED, DECISIONS RECEIVED AND DATES OF FORTHCOMING HEARINGS/INQUIRIES**

The Committee noted the report and the good success rate with appeals being dismissed.

**58 EXCLUSION OF THE PUBLIC**

The Committee decided that it was not necessary to go into Exempt Session for consideration of this matter. However, the written report circulated to Members with the Agenda would remain Exempt.

**59 PROPOSED CLAIM FOR JUDICIAL REVIEW - STOWEY QUARRY, STOWEY ROAD, BRISTOL**

The Committee considered (1) a statement by a member of the public; (2) a statement by the Ward Councillor Vic Pritchard expressing concerns about the permission; and (3) the issues surrounding a proposed claim for Judicial Review relating to the permission for landfilling of Stowey Quarry with non-reactive hazardous waste, namely, asbestos.

The Chair made a statement regarding certain errors made by the Council in dealing with the application and apologised to local residents and the applicant. He therefore moved that the Council consent to the quashing of the permission in the High Court on the basis that the site notice and newspaper advert did not comply with the EIA Directive and Regulations. This was seconded by Councillor Martin Veal. The motion was put to the vote and carried unanimously.

(Note: Councillor Jeremy Sparks was present but did not speak or vote.)

The meeting ended at 3.35 pm

Chair(person) .....

Date Confirmed and Signed .....

**Prepared by Democratic Services**

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**BATH AND NORTH EAST SOMERSET COUNCIL**

**Development Control Committee**

**28 September 2011**

**OBSERVATIONS RECEIVED SINCE THE PREPARATION OF THE MAIN  
AGENDA**

**ITEM 10**

**ITEMS FOR PLANNING PERMISSION**

Item No	Application No	Address	Page No
01	11/02504/FUL	Oldfield School, Kelston Road, Newbridge, Bath	23

**LANDSCAPE ARCHITECT COMMENTS** (23/09/11) following updated Landscape and Visual Assessment (summarised):

- One of the key landscape considerations is the impact of the proposals on the A431 route as it enters the World Heritage Site. The importance of the views from the A431 to the site and the importance of the landscape character of the road corridor as a contributor to the values of the World Heritage Site have not been recognised in the above assessment.
- The significance of the green character of the school frontage which is part of the wider character of this approach into the World Heritage Site, has been underplayed and the effect of any new planting has been exaggerated. In reality what has been described as a 'wide landscape strip' is sufficient for only one tree deep for some of the school frontage as well as requiring loss of several existing trees at this location.
- While it is recognised that the existing pond is currently a valued feature, its retention does impact on achieving a solution which would enable the sports hall to fit physically and visually more effectively with the rest of the key school buildings. It also compromises the ability to provide a satisfactory landscape strip beside the road commensurate with the importance of the route.

**CASE OFFICER COMMENTS:**

As noted in the report, your officers' are of the opinion that the concerns raised do not warrant a refusal of the scheme subject to a number of appropriate conditions, these are already proposed to protect the trees that are to remain and for new planting within the site.

Item No	Application No	Address	Page No
03	07/02424/EOUT	Closed Polestar Purnell Factory Site, Paulton	53

This application has been withdrawn from the Agenda



**SPEAKERS LIST  
BATH AND NORTH EAST SOMERSET COUNCIL  
DEVELOPMENT CONTROL COMMITTEE**

**MEMBERS OF THE PUBLIC ETC WHO MADE A STATEMENT AT THE  
DEVELOPMENT CONTROL COMMITTEE ON WEDNESDAY 28<sup>TH</sup>  
SEPTEMBER 2011**

<b>SITE/REPORT</b>	<b>NAME/REPRESENTING</b>	<b>FOR/AGAINST</b>
<b>ITEMS FROM THE PUBLIC (ITEM 6)</b>		
Stowey Quarry, Stowey Road, Stowey	Heather Clewett	Statement
<b>PLANS LIST (REPORT 10)</b>		
Oldfield School, Kelston Road, Newbridge, Bath (Item 1, Pages 23 – 42)	Julie Cope, Chair of Governors	For
Filers Coaches, Wick Lane, Stanton Drew (Item 2, Pages 43 – 53)	Mike Swinton (Agent for objectors)	Against
	Nigel Salmon (Applicants' Agent)	For

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**BATH AND NORTH EAST SOMERSET COUNCIL**

**DEVELOPMENT CONTROL COMMITTEE**

**28th September 2011**

**DECISIONS**

<b>Item No:</b>	01	
<b>Application No:</b>	11/02504/FUL	
<b>Site Location:</b>	Oldfield School, Kelston Road, Newbridge, Bath	
<b>Ward:</b> Newbridge	<b>Parish:</b> N/A	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Erection of a new 4 court sports hall incorporating changing rooms, car park, multi use game area, associated external works and landscaping	
<b>Constraints:</b>	Agric Land Class 1,2,3a, Agric Land Class 3b,4,5, Coal - Standing Advice Area, Forest of Avon, Gas Pipelines, Greenbelt, Hotspring Protection, Major Existing Dev Site, World Heritage Site,	
<b>Applicant:</b>	Oldfield School	
<b>Expiry Date:</b>	18th August 2011	
<b>Case Officer:</b>	Victoria Griffin	

**DECISION** PERMIT with the following conditions:

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

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

2 Prior to the application of render to external walls as shown on the submitted drawings details of the colour and texture to be used shall be submitted to and approved in writing by the Local Planning Authority.

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

3 Prior to the occupation of the development, an Operational Statement shall be submitted to and approved in writing by the Local Planning Authority and shall include details of the management of the access and parking areas by both the School and any community groups and hours of opening. The development shall thereafter be operated in accordance with the approved Operational Statement.

Reason: To ensure the safe operation of the highway.

4 Prior to the occupation of the development a Travel Plan shall have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be operated in accordance with the approved Travel Plan.

Reason: In the interests of sustainable development.

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

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

6 The development hereby approved shall not be used by anyone other than Oldfield School unless a Community Use Scheme showing details of the community use for the new sports hall and multi use games area (MUGA) has first been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of a pricing policy, hours of community use, access by non school-users/non-members, management responsibilities and include a mechanism for review. The development shall thereafter be operated in accordance with the approved Community Use Scheme (or any replacement authorised in writing by the local planning authority).

Reason: In the interest of highway safety and to manage the community use of the sports facility.

7 No development shall commence until details of the protective fencing of the pond and badger sett exclusion area have been submitted to and approved in writing by the Local Planning Authority. Protective fencing shall be retained on site during the course of construction works.

Reason: To protect the ecology of the site.

8 There shall be no external lighting erected in connection with the approved building or the multi-use games area unless details have first been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the amenities of adjoining residents.

9 No site works or clearance shall be commenced until protective fences which conform to British Standard 5837:2005 have been erected around any existing trees and other existing or proposed landscape areas in positions indicated on the approved plans. Until the development has been completed these fences shall not be removed and the protected areas are to be kept clear of any building, plant, material, debris and trenching, with the existing ground levels maintained, and there shall be no entry to those areas except for approved arboricultural or landscape works.

Reason: To safeguard the areas to be landscaped and the existing trees and planting to be retained within the site.

10 Prior to the commencement of works on site protective fencing around the pond as shown in the Ecological Method Statement shall be installed on site and shall be retained thereafter during the course of construction works.

Reason: To protect the natural ecology of the site.

11 The internal noise levels within the school hall shall be implemented in accordance with the acoustic statement that has been submitted with the application. The cumulative noise level of all plant associated with the proposed sports hall shall not exceed 52LAeq(1 hour) decibels and that any noise generated from the plant should not contain any impulsive or tonal sounds unless details have first been submitted and approved in writing by the Local Planning Authority.

Reason: In the interests of residential amenity.

12 Prior to the erection of external walls a detailed specification of the external walling and roofing materials to be used shall be submitted and approved in writing by the Local Planning Authority.

Reason: In the interests of the appearance of the development and site.

13 No development shall take place until a detailed arboricultural method statement with tree protection plan has been submitted to and approved in writing by the Local Planning Authority. The statement shall identify measures to protect the trees to be retained and the new planting areas beside Kelston Road and include tree protection measures during site preparation (including 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, storage, handling and mixing of materials on site, burning, location of site office and movement of people and machinery.

Reason: To ensure that no excavation, tipping, burning, storing of materials or any other activity takes place which would adversely affect the trees to be retained.

14 No development shall commence until the protective measures as stated in the approved Arboricultural Method Statement 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 and available for inspection.

Reason: To ensure that the trees are protected from potentially damaging activities.

15 No development or other operations shall take place except in complete accordance with the approved Arboricultural Method Statement unless agreed in writing by the local planning authority. A signed certificate of compliance shall be provided to the local planning authority on completion.

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

16 Notwithstanding the submitted drawings no development shall commence until details of finished ground and floor levels have been submitted to and approved in writing by the Local Planning Authority. Reason: In the interests of the appearance of the development

17 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:**

The development shall be carried out strictly in accordance with the details shown on the following drawings/documents:

#### **Plans:**

Existing site plan PL AL (90) 001 - Existing site sections 002 date received 14/06/11  
Site Plan 4656SL01 REV A date received 23/06/11  
PL-AL/99/111 Proposed MUGA elevations date received 04/08/11  
PL AL (90) 003A Existing Kelston Road Elevation date received 05/08/11  
4656 PL-AL (90) 108 Extended site section BB date received 08/08/11  
PL-AL(90) 004A Tree Constraints plan date received 24/08/11  
PL-AL(90) 101 B Proposed site plan date received 24/08/11  
PL-AL(90) 102 A Tree protection plan date received 24/08/11  
PL-AL(99) 101A Proposed ground floor plan date received 24/08/11  
PL-AL(99) 102A Proposed roof plan date received 24/08/11  
PL-AL(99) 103A Proposed section date received 24/08/11  
PL-AL(99) 104A Proposed north and east elevations date received 24/08/11  
PL-AL(99) 105A Proposed south and west elevations date received 24/08/11  
PL-AL(99) 107A Proposed site sections date received 24/08/11  
PL-AL(99) 108A Extended site sections date received 24/08/11

#### **Documents**

Archaeological desk study date received 14/06/11, Revised design & access statement date received 24/08/11, Landscape and Visual Assessment dated 24/08/11, Very Special Circumstance Case dated 24/08/11, Tree survey and AIA Method Statement date received 24/08/11, Construction Management Plan Rev A date received 24/08/11, Tree Constraints Plan date received 24/08/11, Ecological Walkover Assessment Issue 2, August 2011, Email correspondence dated 03/08/11, Travel Plan date received 14/06/11, Heritage statement date received 14/06/11, Planning Statement date received 24/08/11, Sustainable Construction checklist, Ecological Method Statement date received 16/06/11, Amended tree assessment date received 23/06/11, Traffic Operation statement date received 04/08/11, Tree report date received 04/08/11

## REASONS FOR GRANTING APPROVAL

1. The decision to grant approval has taken account of the Development Plan, relevant emerging Local Plans and approved Supplementary Planning Guidance. This is in accordance with the Policies set out below at A.
2. The proposed development is contrary to the Policies set out below at B and represents a Departure from the Development Plan. However, the relevant publicity and referrals have taken place, and the planning merits of the proposed development outweigh the conflict with these Policies.
3. All other material considerations, including the views of third parties, have been considered and they do not outweigh the reasons for approving the proposed development.
4. There exist very special circumstances to support this application which outweigh the harm that would be caused to the green belt by reason of inappropriateness as set out in PPG.2 and Policies GB.1, GB.2 and GB.3 of the Bath & North East Somerset Local Plan Including Minerals and Waste Policies Adopted for October 2007
5. By reason of its size, siting and design and the distance from adjacent listed assets, the proposed sports facility will not harm the setting of the Grade II listed building or listed buildings nearby or the setting of the recreational area and will not harm important archaeological remains or their setting, in accordance with Policies BH.2, BH.9 and BH.12 of the Bath & North East Somerset Local Plan Including Minerals and Waste Policies Adopted for October 2007
6. The size of the development in the location as proposed will not adversely harm the setting of the Bath World Heritage Site in accordance with Policy BH.1 of the Bath & North East Somerset Local Plan Including Minerals and Waste Policies Adopted for October 2007.
7. The proposed materials are considered acceptable and the contemporary design will not adversely impact on the street scene or wider public realm, by reason of its siting, landscaping and distance from adjacent properties, the proposed will not detrimentally harm residential amenity, in accordance with Policies D.2 and D.4 of the Bath & North East Somerset Local Plan Including Minerals and Waste Policies Adopted for October 2007
8. The proposed development with appropriate conditions will not detrimentally harm the existing trees and with careful landscaping, the works will improve the coverage of trees in this area, in accordance with Policy NE.4 of the Bath & North East Somerset Local Plan Including Minerals and Waste Policies Adopted for October 2007.
9. The managed use of the sports hall facility in line with appropriate conditions is not considered to detrimentally impact on the safety of highway users or harm parking and access, in accordance with Policies T.24 and T.26 of the Bath & North East Somerset Local Plan Including Minerals and Waste Policies Adopted for October 2007
10. The loss of the playing field to accommodate the multi use games area would result in the provision of additional sports facilities and is not considered to conflict with policy SR.1A and SR.4 of the Bath & North East Somerset Local Plan Including Minerals and Waste Policies Adopted for October 2007

### A

Local Policies relevant to the decision

Bath & North East Somerset Local Plan Including Minerals and Waste Policies Adopted for October 2007

D.2 - General Design and Public Realm Consideration  
D.4 - Townscape Consideration  
NE.4 - Trees and Woodland Conservation  
GB.1 - Control of Development in the Green Belt  
GB.2 - Visual Amenities of the Green Belt  
GB.3 - Major Existing Development Sites  
BH.1 - World Heritage Site  
BH.2 - Listed Buildings and Their Settings  
BH.9 - Parks and Gardens of Special Historic Interest  
BH.12 - Important Archaeological Remains  
SR.1A - Protection of Playing Fields and Recreational Open Space  
SR.4 - New Sports and Recreational Facilities  
T.24 - General Development Control and Access Policy  
T.26 - On-site Parking and Servicing Provision

National Policy:

PPG.2 - Green Belts  
PPS.5 - Planning For the Historic Environment  
PPG.17 - Planning For Open Space, Sport and Recreation

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B

Local Policies relevant to the decision

Bath & North East Somerset Local Plan Including Minerals and Waste Policies Adopted for October 2007

GB.1 - Control of Development in the Green Belt, GB.2 - Visual Amenities of the Green Belt, GB.3 - Major Existing Development Sites

Informatives: Possible public right of way CQ24 shown on the plan by an orange dashed line runs through the development site. The full width of the path should not be affected during or after construction. No gates or barriers may be erected across the path.

The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to the Coal Authority.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of the Coal Authority.

Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at [www.groundstability.com](http://www.groundstability.com)

The applicant is advised to contact Wessex Water with regard to the proposal to agree points of connection and ensure existing apparatus is adequately protected.

Any significant works to incorporate Sustainable Urban Drainage systems within the site may require a separate planning application.



**ADVICE NOTE:**

Where a request is made to a Local Planning Authority for written confirmation of compliance with a condition or conditions attached to a planning permission or where a request to discharge conditions is submitted a fee shall be paid to that authority. Details of the fee can be found on the "what happens after permission" pages of the Council's Website. Please send your requests to the Registration Team, Planning Services, PO Box 5006, Bath, BA1 1JG. Requests can be made using the 1APP standard form which is available from the Planning Portal at [www.planningportal.gov.uk](http://www.planningportal.gov.uk).

<b>Item No:</b>	02	
<b>Application No:</b>	11/03051/FUL	
<b>Site Location:</b>	Tia Filers Coaches, Wick Lane, Stanton Drew, Bristol	
<b>Ward:</b> Clutton	<b>Parish:</b> Stanton Drew	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Extend area of coach/bus stationing for an additional 10 vehicles (resubmission).	
<b>Constraints:</b>	Agric Land Class 1,2,3a, Agric Land Class 3b,4,5, Coal - Standing Advice Area, Forest of Avon, Greenbelt,	
<b>Applicant:</b>	Filers Coaches	
<b>Expiry Date:</b>	7th September 2011	
<b>Case Officer:</b>	Mike Muston	

**DECISION** REFUSE for the following reasons

1 The proposed expansion of the area to be used for coach parking would represent 'inappropriate development' in the Green Belt, and without any very special circumstances applying, and the proposal is contrary to Policy GB1 of the Bath and North East Somerset Local Plan (including minerals and waste policies) adopted 2007.

2 The proposed expansion of the area used for coach parking and the increase in the number of vehicles parked at the site would detract from the openness and rural character of this area within the designated Green Belt, contrary to Policy GB2 of the Bath and North East Somerset Local Plan (including minerals and waste policies) adopted 2007.

3 The proposal would be likely to increase vehicle movements, including those of large vehicles, on the local road system which is unsuitable to accept additional traffic by reason of its inadequate width, alignment and junctions. The proposal would therefore be likely to result in congestion and inconvenience to other road users, contrary to Policy T24 of the Bath and North East Somerset Local Plan (including minerals and waste policies) adopted 2007.

4 The proposal is in a location remote from services and public transport facilities to enable staff to access the site, and would be likely to increase the vehicle journeys to and from the site both by coaches and other vehicles. This is contrary to Government Guidance in Planning Policy Guidance Note No 13 and the objectives in respect of

reducing the adverse impact of travel on the environment, set out in Policy T1 of the Bath and North East Somerset Local Plan (including minerals and waste policies) adopted 2007.

#### **PLANS LIST:**

Drawings PL 2678/1, 2A and 3 and Planning Statement and related information, all received 13 July 2011.

<b>Item No:</b>	03	
<b>Application No:</b>	07/02424/EOUT	
<b>Site Location:</b>	Closed Polestar Purnell Factory Site, Access Road To Works, Paulton, Bath And North East Somerset	
<b>Ward:</b> Paulton	<b>Parish:</b> Paulton	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Outline Application with an EIA attached	
<b>Proposal:</b>	Mixed use redevelopment of former printworks comprising offices, industrial, residential, continuing care retirement community, pub/restaurant, community building, open space, associated infrastructure, landscaping and access roads	
<b>Constraints:</b>	Forest of Avon, General Development Site,	
<b>Applicant:</b>	Purnell Property Partnership	
<b>Expiry Date:</b>	2nd November 2007	
<b>Case Officer:</b>	Mike Muston	

**DECISION** This application was withdrawn from the agenda prior to the Committee meeting.