

**DEVELOPMENT MANAGEMENT COMMITTEE**

**Minutes of the Meeting held**

Wednesday, 6th April, 2016, 2.00 pm

**Bath and North East Somerset Councillors:** Rob Appleyard, Jasper Becker, Paul Crossley, Matthew Davies, Sally Davis (Chair), Eleanor Jackson, Les Kew, Bryan Organ, Caroline Roberts and David Veale

**124 EMERGENCY EVACUATION PROCEDURE**

The Democratic Services Officer read out the procedure.

**125 ELECTION OF VICE CHAIRMAN (IF DESIRED)**

A Vice Chairman was not required.

**126 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

There were no apologies.

**127 DECLARATIONS OF INTEREST**

Councillor Paul Crossley declared a personal, non-pecuniary interest regarding the planning application for 97 – 101 Walcot Street, Bath (Item 2, Report 9) as he had previously worked with the Genesis Trust during his time as Leader of the Council and was currently involved in their fundraising appeal. Therefore he would withdraw from the Committee when this application was considered.

Councillor Caroline Roberts declared a personal, non-pecuniary interest regarding the planning application for 285 Kelston Road, Newbridge, Bath (Item 7, Report 9) as she is a friend of the applicant and therefore she would withdraw from the Committee when this application was considered.

Councillor Les Kew declared a personal, non-pecuniary interest regarding the planning application for Manor Farm, Chewton Road, Keynsham (Item 9, Report 9) as he knew the applicant and therefore he would withdraw from the Committee when this application was considered.

Councillor Bryan Organ declared a personal, non-pecuniary interest regarding the planning application for Manor Farm, Chewton Road, Keynsham (Item 9, Report 9) as he knew the applicant and therefore he would withdraw from the Committee when this application was considered.

**128 TO ANNOUNCE ANY URGENT BUSINESS AGREED BY THE CHAIR**

The Chair announced an amendment to the running order and that planning application number 5 (103 Hawthorn Grove, Bath) would be the first application to be debated.

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

The Democratic Services Officer informed the meeting that there were a number of people wishing to make statements on planning applications and that they would be able to do so when reaching their respective items in Report 9.

**130 ITEMS FROM COUNCILLORS AND CO-OPTED MEMBERS**

There were none.

**131 MINUTES: 9TH MARCH 2016**

The Minutes of the previous meeting held on Wednesday 9th March 2016 were approved as a correct record and signed by the Chair.

**132 MAIN PLANS LIST - APPLICATIONS FOR PLANNING PERMISSION ETC FOR DETERMINATION BY THE COMMITTEE**

The Committee considered

- The report of the Group Manager – Development Management on various planning applications
- An Update Report by the Group Manager on the applications at, Manor Farm, Chewton Road and Green Park Station, Green Park Road, a copy of which is attached as *Appendix 1* to these Minutes
- Oral statements by members of the public etc. on the applications at Former Cadbury site, Keynsham, 97-101 Walcot Street, Bath, Parcel 8545, Upper Bristol Road, Clutton, 6 Hill Avenue, Combe Down, 103 Hawthorn Grove, Combe Down, 4 Rivers Street Place, Bath, 285 Kelston Road, Bath, Land between Spion Kop and Avon Lea, Saltford, Manor Farm, Chewton, Keynsham, Sawyers Mill, Marksbury and Green Park Station, 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 No: 05**

**Application No: 16/00686/FUL**

**Site Location: 103 Hawthorn Grove, Combe Down, Bath – Change of use from 3 bed dwelling (use class C3) to 4 bed house of multiple occupation (HMO) (use class C4).**

The Case Officer reported on this application and his recommendation for permission.

The public speakers made their statements against and in favour of the proposals which was followed by a statement by the Ward Councillor Cherry Beath.

Councillor Les Kew moved that the application be deferred for a site visit to allow Members to view the site. Councillor Matthew Davies seconded the motion. The motion was put to the vote. Voting: 6 in favour and 1 against with 3 abstentions.

**Item No: 01**

**Application No: 15/04706/EFUL**

**Site Location: Former Cadbury Factory, Cross Street, Keynsham – Partial demolition, change of use and extension of Building A and B to create a Care Village consisting of a 93-bed Care Home, 136 Extra Care apartments (Use Class C2) and communal facilities. Partial demolition, change of use and extension of Building C to B1 Office on part ground and upper floors (10,139m<sup>2</sup> GIA), and Class D1 GP Surgery/Medical Centre (833m<sup>2</sup> GIA) and Class A1 Retail (150m<sup>2</sup> GIA) on part ground floor. Associated surface car parking, the use of basements for car parking, cycle parking, landscaping and associated infrastructure. Proposals altering previous site wide planning approval  
13/01780/EOUT as approved on 19th February 2014.**

The Case Officer reported on this application and his recommendation for refusal.

A public speaker made a statement in favour of the application.

Members asked questions for clarification to which the Case Officer responded.

Councillor Bryan Organ said that he knew the site well and felt that the application would improve the whole of the area concerned. He moved that the officer's recommendation be overturned and that the application be approved. Councillor Paul Crossley seconded the motion.

The Chair stated that if Members were minded to agree with this proposal it would need to be delegated to officers to permit subject to S106 Agreement and appropriate conditions. The mover and seconder agreed.

Councillor Paul Crossley said that the offer from the applicant of 8 units on the site for the Local Authority to use was very welcome. He added that the buildings were important to the area, but not yet listed by heritage. He stated that the application would enhance the whole scheme as it looks to provide terraced gardens, café, restaurant, leisure facilities, school, all of which will lead to employment opportunities for the area.

Councillor Eleanor Jackson said that it had the potential to be a fine building.

Councillor Les Kew commented that he supported the motion to permit as it would provide a balanced elevation to the site.

The motion was put to the vote and was carried unanimously.

**Item No: 02**

**Application No: 15/05841/FUL**

**Site Location: 97 - 101 Walcot Street, Bath – Refurbishment of the existing warehouse and construction of new building for non-food retail, light workshop, training and office use following demolition of single storey canopy.**

The Case Officer reported on this application and her recommendation for permission. She informed the Committee that the proposed kitchen on the first floor of the property shown on plan 3089-231F shall not be used for the preparation of food for consumption outside of the premises.

The public speakers made their statements against and in favour of the proposals which was followed by statements by the Ward Councillors Peter Turner and Jonathan Carr.

Councillor Rob Appleyard said that the site was tired and in need of attention. He moved the officer recommendation to permit. The motion was seconded by Councillor Eleanor Jackson.

The motion was put to the vote and was carried unanimously (9). Councillor Paul Crossley had removed himself from debating this application.

**Item No: 03**

**Application No: 15/05068/FUL**

**Site Location: Parcel 8545, Upper Bristol Road, Clutton, Bristol – Erection of single storey farmshop and cafe.**

The Case Officer reported on this application and her recommendation for refusal.

The public speakers made their statements against and in favour of the proposals which was followed by statements by the Ward Councillor Karen Warrington and Councillor Liz Richardson.

Councillor Eleanor Jackson moved that the application be deferred for a site visit to allow Members to understand the context of the site. Councillor David Veale seconded the motion. Voting: 9 in favour and 1 against.

**Item No: 04**

**Application No: 15/05816/FUL**

**Site Location: 6 Hill Avenue, Combe Down, Bath – Erection of 1 no. detached dwelling, with proposed access from Quarry Close.**

The Case Officer reported on this application and her recommendation for permission.

The public speakers made their statements against and in favour of the proposals which was followed by statements by the Ward Councillors Mark Shelford and Michael Norton.

Councillor Paul Crossley moved that the officer's recommendation be overturned and that the application be refused. He said that the cul-de-sac has a small road entrance and that in his opinion the application was unacceptable for the current residents on the grounds of over development, loss of amenities and the vernacular of the proposed dwelling. He added that the fact that the existing dwellings sit within the World Heritage Site and the proposed development would be on the site of a Roman coffin burial should also be taken into account.

Councillor Bryan Organ seconded the motion. Voting: 9 in favour and 1 against.

**Item No: 06**

**Application No: 16/00246/FUL**

**Site Location: 4 Rivers Street Place, City Centre, Bath – Change of use from retail (Class use A1) to office (Class B1)**

The Case Officer reported on this application and her recommendation for refusal.

A public speaker made a statement in favour of the application which was followed by a statement by the Ward Councillor Peter Turner.

Members asked questions for clarification to which the Case Officer responded.

Councillor Paul Crossley moved that the officer's recommendation be overturned and that the application be permitted. He said that he thought the site had been advertised appropriately and that a mixture of premises already existed in the area. Councillor Les Kew seconded the motion.

The motion was put to the vote and was carried unanimously.

**Item No: 07**

**Application No: 16/00078/FUL**

**Site Location: 285 Kelston Road, Newbridge, Bath – Erection of single storey dwelling house on land formerly used as nursery (Resubmission)**

The Case Officer reported on this application and her recommendation for refusal.

A public speaker made a statement in favour of the application.

Members asked questions for clarification to which the Case Officer responded.

Councillor Eleanor Jackson commented that as the site is within the Green Belt exceptional circumstances would be needed to allow permission.

Councillor Les Kew moved that the application be deferred for a site visit to allow Members to view the site. Councillor Rob Appleyard seconded the motion. Voting: 6 in favour and 3 against (9). Councillor Caroline Roberts had removed herself from debating this application.

**Item No: 08**

**Application No: 15/05808/FUL**

**Site Location: Land Between Spion Kop And Avon Lea, Mead Lane, Saltford – Erection of 1 no. dwelling with associated works**

The Case Officer reported on this application and her recommendation for refusal.

The public speakers made their statements against and in favour of the proposals which was followed by a statement by the Ward Councillor Emma Dixon.

Councillor Eleanor Jackson stated the proposed development is located within the Green Belt and outside of the housing development boundary of Saltford. She moved the officer recommendation to refuse. Councillor Les Kew seconded the motion. Voting: 8 in favour, 1 against and 1 abstention.

**Item No: 09**

**Application No: 15/05792/FUL**

**Site Location: Manor Farm, Chewton Road, Keynsham – Erection of rural worker's dwelling ancillary to equestrian use and additional stabling**

The Case Officer reported on this application and her recommendation for permission. She stated the dwelling would not be occupied until construction of the stables had been completed. She added that the stables if permitted shall be used solely for the purposes set out in the submitted Design and Access Statement and shall not be used for any events such as competitions, horse shows, eventing, gymkhanas etc.

The public speakers made their statements against and in favour of the proposals.

Councillor Eleanor Jackson moved the officer recommendation to permit. She said the building would improve the area and that the observation of horses was essential. Councillor Matthew Davies seconded the motion.

Voting: 6 in favour, 1 against and 1 abstention (8). Councillors Kew and Organ had removed themselves from debating this application.

*(Note: After this decision at 5.25pm, the Committee adjourned for 20 minutes for a comfort break and refreshments)*

**Item No: 10a**

**Application No: 15/05775/FUL**

**Site Location: 7 Henrietta Villas, Bathwick, Bath – Change of use from 2no dwellings to one dwelling, demolition of rear extension, internal alterations and insertion of new roof lights.**

The Case Officer reported on this application and his recommendation for permission.

Councillor Eleanor Jackson moved the officer recommendation to permit. Councillor Les Kew seconded the motion. The motion was put to the vote and was carried unanimously.

**Item No: 10b**

**Application No: 15/05776/LBA**

**Site Location: 7 Henrietta Villas, Bathwick, Bath – Internal and external alterations to change the use to one dwelling, demolition of rear extension, internal alterations and insertion of new roof lights.**

The Case Officer reported on this application and his recommendation for consent.

Councillor Rob Appleyard moved the officer recommendation for consent. Councillor Matthew Davies seconded the motion. The motion was put to the vote and was carried unanimously.

**Item No: 11**

**Application No: 15/05116/FUL**

**Site Location: Unit 33, Fourth Avenue, Westfield, Radstock - Extension of garage yard for extra storage space (Retrospective)**

The Case Officer reported on this application and her recommendation for permission.

Councillor Eleanor Jackson said that she would welcome landscaping conditions to form part of the application as she felt that the site should be screened.

Members asked questions for clarification to which the Case Officer responded.

Councillor Rob Appleyard moved the officer recommendation to permit. Councillor Les Kew seconded the motion. Voting: 8 in favour and 2 abstentions.

**Item No: 12**

**Application No: 15/03367/FUL**

**Site Location: Development Site, Hazel Terrace, Westfield, Midsomer Norton – Erection of 1no 3 bedroom dwelling and 6no. 2 bedroom flats on land at Hazel Terrace**

The Case Officer reported on this application and her recommendation to delegate to permit pending a S106 Agreement.

Councillor Eleanor Jackson said that the Parish Council had objected to the application regarding over development of the site and lack of information, specifically the lack of an ecology report and a contamination report. She added that

there were also access concerns raised by residents and that they would also appreciate further connectivity of the whole site.

Councillor Rob Appleyard commented that he felt this application was a natural progression within the area. He moved the officer recommendation to delegate to permit pending a S106 Agreement. Councillor Les Kew seconded the motion. Voting: 9 in favour and 1 against.

**Item No: 13**

**Application No: 16/00504/FUL**

**Site Location: Sawyers Mill , Hunstrete, Marksbury, Bristol – Erection of barn with stabling and creation of 20m x 40m outdoor riding arena.**

The Case Officer reported on this application and her recommendation for permission.

A public speaker made a statement in favour of the application.

The Chair moved the officer recommendation to permit. Councillor Rob Appleyard seconded the motion. The motion was put to the vote and was carried unanimously.

**Item No: 14**

**Application No: 16/01147/LBA**

**Site Location: Green Park Station, Green Park Road, City Centre, Bath – Internal alterations to attach metal plate to interior wall**

The Case Officer reported on this application and her recommendation for consent.

Councillor Neil Butters made a statement in favour of the application.

Councillor Paul Crossley moved the officer recommendation for consent. Councillor Eleanor Jackson seconded the motion. The motion was put to the vote and was carried unanimously.

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

The Group Manager – Development Management submitted a report on Planning Appeals.

The Committee noted the report.

The meeting ended at 6.30 pm

Chair(person) .....

Date Confirmed and Signed .....

**Prepared by Democratic Services**



**BATH AND NORTH EAST SOMERSET COUNCIL**

**Development Management Committee**

**Date 6<sup>th</sup> April 2016**

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

**ITEMS FOR PLANNING PERMISSION**

**ITEM**

<b>Item No.</b>	<b>Application No.</b>	<b>Address</b>
09	15/05792/FUL	Manor Farm, Chewton Road

Two further representations have been received supporting the application. These raise the following additional points:

- Living on site would mean the business owners could offer weekend lessons at more convenient times.
- Other new buildings have been constructed in the vicinity.

An additional drawing showing a 3D perspective of the proposed dwelling has been received on 31/03/2016.

These additional comments and information do not alter the assessment and recommendation included in the main agenda.

14	16/01147/LBA	Green Park Station, Green Park Road
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The application is currently within the consultation period which is due to complete on 14<sup>th</sup> April. The recommendation is changed to delegate to grant consent subject to the completion of the consultation period and no new areas of objection being raised.

A letter of objection from Bath Heritage Watchdog has been received raising the following concerns:

- That the plaque would not be in a prominent location.

- The location of the plaque would not meet the criteria of the Transport Trust's requirements for a Red Wheel Plaque
- If located in the foyer, the plaque would be obscured by market stalls during the day.
- The area is used as a gathering point at night with little security.
- The drawings are not sufficiently specific enough.
- The application has been placed on the agenda prior to completion of the consultation period. The application should be removed from the planning agenda.
- Why can the plaque not be located on the exterior of the building?
- Reasons for not placing the plaque on the exterior of the building should be placed on file.

Officer Comments:

The proposed location is considered to be prominent. The plaque would be viewed within the main entrance to the building which is passed by many people visiting the site. The location of the plaque is uncluttered and allows for a prominent siting. It is not considered that the occasional use of market stalls would prevent people from viewing the plaque and appreciating the Station. Should the Transport Trust decide this location is not acceptable, it is for the applicant to discuss with the organisation. The location of the plaque does not have a detrimental impact upon the character or fabric of the listed building and therefore the proposal is not considered contrary to the policies of the National Planning Policy Framework or Adopted Local Plan.

The details provided demonstrate where the plaque is proposed to be located and are sufficient to allow the granting of this application.

The application has been placed on the agenda prior to the completion of the consultation period; however, this does not prevent the item being considered by Committee. The recommendation is to delegate to officers to grant consent, subject to no new areas of objection being raised. Should a new area of objection be raised and this requires re-consideration by the Development Management Committee the application could be added to a subsequent agenda.

**RECOMMENDATION** (Amended)

Delegate to grant CONSENT

Subject to no new areas of objection being raised within the consultation period and the conditions set out in the main report.

**BATH AND NORTH EAST SOMERSET COUNCIL**

**MEMBERS OF THE PUBLIC ETC WISHING TO MAKE A STATEMENT AT THE MEETING OF THE DEVELOPMENT MANAGEMENT COMMITTEE ON WEDNESDAY 6<sup>TH</sup> APRIL 2016**

<b>ITEM NO.</b>	<b>SITE NAME</b>	<b>NAME OF SPEAKER</b>	<b>FOR/AGAINST</b>
1.	Former Cadbury site, Keynsham	John Sneddon (St Monica Trust)	For
2.	97-101 Walcot Street, Bath	Eric Howard	Against
		Lynda Whiting	Against
		Christopher Dance (Agent)	For
		Sir Peter Heywood (Chairman, Genesis Trust)	For
		Cllr Peter Turner	Ward Councillor
		Cllr Jonathan Carr	Ward Councillor
3.	Parcel 8545, Upper Bristol Road, Clutton	Rosemary Naish	Chair of Clutton PC
		David Morrison	Against
		Andrew Robinson	For
		Cllr Karen Warrington	Ward Councillor
		Cllr Liz Richardson	
4.	6 Hill Avenue, Combe Down	Adrian Secker	Against
		Alice Nunn (Nash Partnership)	For
		Cllr Mark Shelford	Ward Councillor
		Cllr Michael Norton	Ward Councillor
5.	103 Hawthorn Grove, Combe Down	Giles Withers	Against
		Jane Hill	Against
		Tom Roche (Agent)	For
		Cllr Cherry Beath	Ward Councillor
6.	4 Rivers Street Place, Bath	Claire Durbin	For
		Cllr Peter Turner	Ward Councillor
7.	285 Kelston Road, Bath	Stewart Cruse	For
8.	Land between Spion Kop and Avon Lea, Saltford	Brian Cooper	Against
		Tom Stanley (Colliers International)	For
		Simon Gould (Mitchell, Eley and Gould)	For
		John White (Agent)	For
9.	Manor Farm, Chewton, Keynsham	David Leverton	Against
		John White (Agent)	For

13.	Sawyers Mill, Marsbury	John White (Agent)	For
14.	Green Park Station	Cllr Neil Butters	For

**BATH AND NORTH EAST SOMERSET COUNCIL**  
**DEVELOPMENT MANAGEMENT COMMITTEE**

**6th April 2016**

**DECISIONS**

<b>Item No:</b>	01	
<b>Application No:</b>	15/04706/EFUL	
<b>Site Location:</b>	Former Cadbury Factory, Cross Street, Keynsham,	
<b>Ward:</b> Keynsham North	<b>Parish:</b> Keynsham Town Council	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application with an EIA attached	
<b>Proposal:</b>	Partial demolition, change of use and extension of Building A and B to create a Care Village consisting of a 93-bed Care Home, 136 Extra Care apartments (Use Class C2) and communal facilities. Partial demolition, change of use and extension of Building C to B1 Office on part ground and upper floors (10,139m <sup>2</sup> GIA), and Class D1 GP Surgery/Medical Centre (833m <sup>2</sup> GIA) and Class A1 Retail (150m <sup>2</sup> GIA) on part ground floor. Associated surface car parking, the use of basements for car parking, cycle parking, landscaping and associated infrastructure. Proposals altering previous site wide planning approval 13/01780/EOUT as approved on 19th February 2014.	
<b>Constraints:</b>	Agric Land Class 3b,4,5, British Waterways Major and EIA, Coal - Standing Advice Area, Forest of Avon, Listed Building, Provisional Tree Preservation Order, SSSI - Impact Risk Zones,	
<b>Applicant:</b>	St. Monica Trust	
<b>Expiry Date:</b>	8th March 2016	
<b>Case Officer:</b>	Gwilym Jones	

**DECISION** Overturned - Delegate to PERMIT subject to S106 Agreement and appropriate conditions

<b>Item No:</b>	02	
<b>Application No:</b>	15/05841/FUL	
<b>Site Location:</b>	97 - 101 Walcot Street, Bath, BA1 5BW,	
<b>Ward:</b> Abbey	<b>Parish:</b> N/A	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Refurbishment of the existing warehouse and construction of new building for non-food retail, light workshop, training and office use following demolition of single storey canopy.	

<b>Constraints:</b>	Agric Land Class 3b,4,5, Article 4, Conservation Area, Forest of Avon, Hotspring Protection, Local Shops, MOD Safeguarded Areas, SSSI - Impact Risk Zones, World Heritage Site,
<b>Applicant:</b>	Mr Peter Heywood
<b>Expiry Date:</b>	8th April 2016
<b>Case Officer:</b>	Alice Barnes

## **DECISION PERMIT**

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 commencement of the development, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority and shall include details of deliveries (including storage arrangements and timings) hours of operation, contractor parking, traffic management and any need for cranes for construction.

Reason: Details are required prior to the commencement of the development to ensure the safe operation of the highway and to ensure that the construction of the development does not cause disruption to the highway. To ensure that the development does not occur during anti-social hours in the interests of residential amenity.

3 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 on the site, with provision for excavation of any significant deposits or features encountered, and shall be carried out by a competent person(s) 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.

4 No 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 details so approved.

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

5 The proposed kitchen on the first floor of the property shown on plan 3089-231F shall not be used for the preparation of food for consumption outside of the premises.

Reason: Use of the kitchen for commercial purposes would require further consideration by the local planning authority.

6 The proposed development hereby permitted shall not operate outside the hours of 08:00 to 22:00 Monday to Friday, 08:00 to 20:00 Saturdays and 10:00 to 16:00 Sundays.

Reason: In the interests of residential amenity

7 The development/works hereby permitted shall only be implemented in accordance with the plans as set out in the plans list below.

Reason: To define the terms and extent of the permission.

**PLANS LIST:**

- Site location plan 3089-020 B
- Site plan existing 3089-050 B
- Existing ground floor plan 3089-100 B
- Existing first floor plan 101 B
- Existing roof plan 102
- Existing east elevation 3089-103 B
- Street elevation 3089-104 B
- Existing section A-A- 3089-105 B
- Existing section B-B 3089-106 B
- Existing section C-C 3089-107 B
- Proposed A-A section 3089-245 D
- Proposed B-B section 3089-246 B
- Proposed C-C section 3089-247 D
- Proposed ground floor plan 3089-230 F
- Proposed first floor plan 3089-231 F
- Proposed second floor plan 3089-232 F
- Proposed roof plan 3089-233 A
- Buildings area 3089-235 C
- Proposed east elevation 3089-240E
- Street elevation - proposed 3089-241 F
- Proposed D-D section 3089-248B

In determining this application the Local Planning Authority considers it has complied with the aims of paragraphs 186 and 187 of the National Planning Framework. For the reasons given, and expanded upon in a related case officer's report, a positive view of the revised proposals was taken and consent was granted.

<b>Item No:</b>	03
<b>Application No:</b>	15/05068/FUL
<b>Site Location:</b>	Parcel 8545, Upper Bristol Road, Clutton, Bristol
<b>Ward:</b> Clutton	<b>Parish:</b> Clutton <b>LB Grade:</b> N/A

<b>Application Type:</b>	Full Application
<b>Proposal:</b>	Erection of single storey farmshop and cafe.
<b>Constraints:</b>	Airport Safeguarding Zones, Airport Safeguarding Zones, Agric Land Class 1,2,3a, Coal - Standing Advice Area, Forest of Avon, Greenbelt, Sites used as playing fields, Public Right of Way, Road Safeguarding Schemes, Site Of Special Scientific Interest (SI),
<b>Applicant:</b>	Mr Andrew Tucker
<b>Expiry Date:</b>	10th March 2016
<b>Case Officer:</b>	Rachel Tadman

**Defer for site visit - to allow Members to understand the context of the site**

<b>Item No:</b>	04
<b>Application No:</b>	15/05816/FUL
<b>Site Location:</b>	6 Hill Avenue, Combe Down, Bath, Bath And North East Somerset
<b>Ward:</b> Lyncombe	<b>Parish:</b> N/A <b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application
<b>Proposal:</b>	Erection of 1 no. detached dwelling, with proposed access from Quarry Close.
<b>Constraints:</b>	Agric Land Class 3b,4,5, Article 4, Forest of Avon, Hotspring Protection, MOD Safeguarded Areas, SSSI - Impact Risk Zones, Water Source Areas, World Heritage Site,
<b>Applicant:</b>	Ms Christine Tyler
<b>Expiry Date:</b>	13th April 2016
<b>Case Officer:</b>	Jessica Robinson

**DECISION** Overturned – Refused for reasons including overdevelopment and overlooking

<b>Item No:</b>	05
<b>Application No:</b>	16/00686/FUL
<b>Site Location:</b>	103 Hawthorn Grove, Combe Down, Bath, Bath And North East Somerset



<b>Ward:</b> Combe Down	<b>Parish:</b> N/A	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Change of use from 3 bed dwelling (use class C3) to 4 bed house of multiple occupation (HMO) (use class C4)	
<b>Constraints:</b>	Affordable Housing, Agric Land Class 3b,4,5, Article 4, Forest of Avon, Hotspring Protection, MOD Safeguarded Areas, SSSI - Impact Risk Zones, Water Source Areas, World Heritage Site,	
<b>Applicant:</b>	Mr Jehad Masoud	
<b>Expiry Date:</b>	11th April 2016	
<b>Case Officer:</b>	Corey Smith	

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

<b>Item No:</b>	06	
<b>Application No:</b>	16/00246/FUL	
<b>Site Location:</b>	4 Rivers Street Place, City Centre, Bath,	
<b>Ward:</b> Abbey	<b>Parish:</b> N/A	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Change of use from retail (Class use A1) to office (Class B1)	
<b>Constraints:</b>	Article 4, Article 4, Article 4, Conservation Area, Forest of Avon, Hotspring Protection, Local Shops, MOD Safeguarded Areas, SSSI - Impact Risk Zones, World Heritage Site,	
<b>Applicant:</b>	Mr & Mrs M Service	
<b>Expiry Date:</b>	15th March 2016	
<b>Case Officer:</b>	Nikki Honan	

**DECISION Overturned - PERMIT**

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 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:

EXISTING FIRST FLOOR PLAN; EXISTING GROUND FLOOR PLAN; PROPOSED FIRST FLOOR PLAN; PROPOSED GROUND FLOOR PLAN; SITE PLAN - 19 Jan 2016

In determining this application the Local Planning Authority considers it has complied with the aims of paragraphs 186 and 187 of the National Planning Framework. The application was discussed by Members at committee and a positive view of the submitted/revised proposals was taken and planning permission was granted.

<b>Item No:</b>	07	
<b>Application No:</b>	16/00078/FUL	
<b>Site Location:</b>	285 Kelston Road, Newbridge, Bath, Bath And North East Somerset	
<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 single storey dwelling house on land formerly used as nursery (Resubmission)	
<b>Constraints:</b>	Agric Land Class 1,2,3a, Area of Outstanding Natural Beauty, Article 4, British Waterways Major and EIA, Greenbelt, Hotspring Protection, MOD Safeguarded Areas, SSSI - Impact Risk Zones, World Heritage Site,	
<b>Applicant:</b>	Mr David Paradise	
<b>Expiry Date:</b>	4th March 2016	
<b>Case Officer:</b>	Alice Barnes	

**Defer for site visit - to allow Members to view the site**

<b>Item No:</b>	08	
<b>Application No:</b>	15/05808/FUL	
<b>Site Location:</b>	Land Between Spion Kop And Avon Lea, Mead Lane, Saltford,	
<b>Ward:</b> Saltford	<b>Parish:</b> Saltford	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Erection of 1 no. dwelling with associated works	
<b>Constraints:</b>	Agric Land Class 1,2,3a, British Waterways Minor and Householders, Forest of Avon, Greenbelt, MOD Safeguarded Areas, SSSI - Impact Risk Zones,	
<b>Applicant:</b>	Mr Peter Hall	

<b>Expiry Date:</b>	8th April 2016
<b>Case Officer:</b>	Alice Barnes

## **DECISION REFUSE**

1 The proposed development is located within the Green Belt and outside of the housing development boundary of Saltford. The development would introduce a new built form into an open green space which occupies a hillside position within the open countryside. It is inappropriate development which is harmful to openness and is therefore contrary to policies HG.10 and GB.2 of the Bath & North East Somerset Local Plan including minerals and waste policies - adopted October 2007 Policy RA1 and CP8 of the Core Strategy and paragraphs 80 and 89 of the National Planning Policy Framework adopted March 2012

### **PLANS LIST:**

Existing site location plan 01A  
Existing site plan 02A  
Existing sections 04  
Proposed site location plan 10A  
Proposed site plan 11A  
Proposed plan ground floor 12  
Proposed first floor plan 13  
Proposed roof plan 14  
Proposed elevations 15  
Proposed elevations 16  
Proposed sections 17  
Proposed section  
Proposed new dwelling section A-A

In determining this application the Local Planning Authority considers it has complied with the aims of paragraphs 186 and 187 of the National Planning Policy Framework. The Local Planning Authority acknowledges the approach outlined in paragraphs 188-192 in favour of front loading and operates a pre-application advice service. Notwithstanding active encouragement for pre-application dialogue the applicant did not seek to enter into correspondence with the Local Planning Authority. The proposal was considered unacceptable for the reasons given and the applicant was advised that the application was to be recommended for refusal. Despite this the applicant choose not to withdraw the application, and having regard to the need to avoid unnecessary delay the Local Planning Authority moved forward and issued its decision.

<b>Item No:</b>	09	
<b>Application No:</b>	15/05792/FUL	
<b>Site Location:</b>	Manor Farm, Chewton Road, Chewton Keynsham, Keynsham	
<b>Ward:</b> Keynsham South	<b>Parish:</b> Keynsham Town Council	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application	

<b>Proposal:</b>	Erection of rural worker's dwelling ancillary to equestrian use and additional stabling
<b>Constraints:</b>	Airport Safeguarding Zones, Agric Land Class 1,2,3a, Forest of Avon, Greenbelt, SSSI - Impact Risk Zones,
<b>Applicant:</b>	Mr Fred Matthews
<b>Expiry Date:</b>	8th April 2016
<b>Case Officer:</b>	Emma Watts

## DECISION PERMIT

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 works for the approved dwelling commencing on site, a sample of the stone and slate to be used in its construction 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. This condition must be dealt with prior to commencement in order to ensure that inappropriate materials are not used in the construction of this building.

3 Subject to Condition 2, all other materials to be used in the development hereby approved shall be as set out on the approved plans.

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

4 No building hereby approved shall be occupied or otherwise used for any purpose until a properly bound and compacted turning space for vehicles has been constructed within the site in accordance with details which shall have been submitted to and approved by the Local Planning Authority. Such turning space shall be kept clear of obstruction at all times.

Reason: In the interests of the highway safety.

5 No building hereby approved shall be occupied or otherwise used for any purpose until the driveway between the edge of the carriageway and the gates has been properly consolidated and surfaced (not loose stone or gravel) in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority

Reason: In the interests of highway safety.

6 No building hereby approved shall be occupied or otherwise used for any purpose until the parking area shown on approved plan. 2629/102 REV B has been surfaced in accordance with details which shall first have been submitted to and approved in writing by the Local Planning Authority. This parking area shall be retained permanently and shall

not be used at any time other than for the parking of vehicles in connection with the development hereby permitted.

Reason: In the interests of highway safety.

7 The dwelling hereby approved shall not be occupied until construction of the stables hereby approved has been completed.

Reason: In order to ensure the continued justification for a new dwelling in this rural Green Belt location.

8 The dwelling hereby approved shall not be occupied at any time other than by an equestrian worker and his/her family and dependents in association with the equestrian enterprise at the application site and shall not be occupied as an independent dwelling unit.

Reason: In order to ensure the continued justification for a new dwelling in this rural Green Belt location.

9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no extension, external alteration or enlargement of the dwelling(s) or other buildings hereby approved shall be carried out unless a further planning permission has been granted by the Local Planning Authority.

Reason: Any further extensions require detailed consideration by the Local Planning Authority to safeguard the amenities of the surrounding area.

10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no garages or other free standing buildings shall be erected within the curtilage of the dwelling(s) hereby approved, other than those expressly authorised by this permission, unless a further planning permission has been granted by the Local Planning Authority.

Reason: The introduction of further curtilage buildings requires detailed consideration by the Local Planning Authority to safeguard the appearance of the development and the amenities of the surrounding area.

11 The stables hereby permitted shall be used solely for the purposes set out in the submitted Design and Access Statement and shall not be used for any events such as competitions, horse shows, eventing, gymkhanas etc.

Reason: In the interests of highway safety.

12 The development hereby permitted shall be carried out only in accordance with the mitigation measures described in section 4 of the approved Bat and Barn Owl Survey Report by CSM Ecology dated February 2016.

Reason: to provide appropriate ecological protection and mitigation.

13 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. Details shall include lamp specifications, positions, numbers and heights; and details of all necessary measures to limit use of lights when not required and to prevent light spill onto vegetation and adjacent land; and to avoid harm to bat activity and other wildlife.

Reason: to avoid harm to bats and other wildlife.

14 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 and information: 2629/002, 2629/100, Design and Access Statement and Evaluation of Proposal in Relation to National and Local Policy HG10 received 23/12/2015, 2629/101 Revision A and 2629/105 received 05/01/2016, Accounts and Business Plan received 25/01/2016, letter from Mr Matthews to Robert Fox dated 01/02/2016, Bat and Barn Owl Survey Report received 10/02/2016, 2629/104 Revision A, 2629/102 Revision B and email from agent received 02/03/2016.

The applicant is advised to carry out any development using flood resilient construction methods and to raise floor levels above existing levels where possible.

In determining this application the Local Planning Authority considers it has complied with the aims of paragraphs 186 and 187 of the National Planning Framework. For the reasons given, and expanded upon in a related case officer's report, a positive view of the submitted/revised proposals was taken and consent was granted.

<b>Item No:</b>	10
<b>Application No:</b>	15/05775/FUL
<b>Site Location:</b>	7 Henrietta Villas, Bathwick, Bath, Bath And North East Somerset
<b>Ward:</b> Abbey	<b>Parish:</b> N/A <b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application
<b>Proposal:</b>	Change of use from 2no dwellings to one dwelling, demolition of rear extension, internal alterations and insertion of new roof lights.
<b>Constraints:</b>	Agric Land Class 3b,4,5, Article 4, Article 4, Article 4, Conservation Area, Flood Zone 2, Flood Zone 3, Forest of Avon, Hotspring Protection, Listed Building, MOD Safeguarded Areas, SSSI - Impact Risk Zones, World Heritage Site,
<b>Applicant:</b>	Touchdown Developments Ltd.
<b>Expiry Date:</b>	2nd March 2016
<b>Case Officer:</b>	Corey Smith

## **DECISION PERMIT**

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 The external stonework to be used shall be in bath ashlar to match the host dwelling in respect of type, size, colour, pointing, coursing, jointing, profile and texture.

Reason: To safeguard the character and appearance of the Listed Building and the Conservation Area.

3 The proposed new light well window is to match the host dwellings existing front elevation windows in respect of material, size, colour and profile.

Reason: To safeguard the character and appearance of the Listed Building and the Conservation Area.

4 The rear elevation roof lights hereby approved shall be a conservation style opening unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the character and appearance of the Listed Building and Conservation Area.

5 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 Drawing No.s 5689-2015-01, 5689-2015-02, 5689-2015-03, 5689-2015-05, 5689-2015-07, 5689-2015-08 and 5689-2015-09 received on the 22nd December 2015 and revised Drawing No.s 5689-2015-04B, 5689-2015-06, 5689-2015-10, 5689-2015-11 received on the 23rd February 2016.

### **DECISION TAKING STATEMENT:**

In determining this application the Local Planning Authority considers it has complied with the aims of paragraphs 186 and 187 of the National Planning Policy Framework. For the reasons given, and expanded upon in the delegated report, a positive view of the submitted proposals was taken and planning permission was granted.

<b>Item No:</b>	10
<b>Application No:</b>	15/05776/LBA
<b>Site Location:</b>	7 Henrietta Villas, Bathwick, Bath, Bath And North East Somerset
<b>Ward:</b> Abbey	<b>Parish:</b> N/A <b>LB Grade:</b> N/A
<b>Application Type:</b>	Listed Building Consent (Alts/exts)
<b>Proposal:</b>	Internal and external alterations to change the use to one dwelling, demolition of rear extension, internal alterations and insertion of new roof lights.
<b>Constraints:</b>	Agric Land Class 3b,4,5, Article 4, Article 4, Article 4, Conservation Area, Flood Zone 2, Flood Zone 3, Forest of Avon, Hotspring Protection, Listed Building, MOD Safeguarded Areas, SSSI - Impact Risk Zones, World Heritage Site,
<b>Applicant:</b>	Touchdown Developments Ltd.
<b>Expiry Date:</b>	23rd February 2016
<b>Case Officer:</b>	Corey Smith

## DECISION CONSENT

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 The external stonework to be used shall be in bath ashlar to match the host dwelling in respect of type, size, colour, pointing, coursing, jointing, profile and texture.

Reason: To safeguard the character and appearance of the Listed Building and the Conservation Area.

3 The proposed new light well window is to match the host dwellings existing front elevation windows in respect of material, size, colour and profile.

Reason: To safeguard the character and appearance of the Listed Building and the Conservation Area.

4 The rear elevation roof lights hereby approved shall be a conservation style opening unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the character and appearance of the Listed Building and Conservation Area.

5 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 Drawing No.s 5689-2015-01, 5689-2015-02, 5689-2015-03, 5689-2015-05, 5689-2015-07, 5689-2015-08 and 5689-2015-09 received on the 22nd December 2015 and revised Drawing No.s 5689-2015-04B, 5689-2015-06, 5689-2015-10, 5689-2015-11 received on the 23rd February 2016.

## REASONS FOR GRANTING LISTED BUILDING CONSENT:

The decision to grant consent subject to conditions has been made in accordance with S. 16 of the Planning (Listed Buildings and Conservation Areas) Act 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. Furthermore, the decision has had regard to the requirement under S. 72 of the Act to pay special attention to the preservation or enhancement of the character of the surrounding Conservation Area. The decision has taken into account the policies contained within Planning Policy Statement 5, Planning for the Historic Environment, and in light of views of third parties. The Council considers that the proposals because of their location, design, detailing and use of materials, will preserve the building, and its features of special architectural or historic interest, and will preserve or enhance the character and appearance of the Conservation Area and World Heritage Site.

<b>Item No:</b>	11	
<b>Application No:</b>	15/05116/FUL	
<b>Site Location:</b>	Unit 33, Fourth Avenue, Westfield, Radstock	
<b>Ward:</b> Westfield	<b>Parish:</b> Westfield	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Extension of garage yard for extra storage space (Retrospective)	
<b>Constraints:</b>	Affordable Housing, Agric Land Class 3b,4,5, Coal - Standing Advice Area, Core Business Area, Forest of Avon, SSSI - Impact Risk Zones,	
<b>Applicant:</b>	Fourth Avenue Autos	
<b>Expiry Date:</b>	30th March 2016	
<b>Case Officer:</b>	Nicola Little	

## DECISION PERMIT

1 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 drawing 15/1044/01 dated 20th January 2016

**DECISION TAKING STATEMENT:**

In determining this application the Local Planning Authority considers it has complied with the aims of paragraphs 186 and 187 of the National Planning Framework and for the reasons given, and expanded upon in the related case officer's report, a positive view of the submitted proposals was taken and permission was granted.

<b>Item No:</b>	12	
<b>Application No:</b>	15/03367/FUL	
<b>Site Location:</b>	Development Site, Hazel Terrace, Westfield, Midsomer Norton	
<b>Ward:</b> Westfield	<b>Parish:</b> Westfield	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Erection of 1no 3 bedroom dwelling and 6no. 2 bedroom flats on land at Hazel Terrace	
<b>Constraints:</b>	Agric Land Class 3b,4,5, Coal - Standing Advice Area, Core Business Area, Forest of Avon, Sites with Planning Permission, Housing Development Boundary, SSSI - Impact Risk Zones,	
<b>Applicant:</b>	Flower And Hayes Ltd	
<b>Expiry Date:</b>	22nd December 2015	
<b>Case Officer:</b>	Tessa Hampden	

**DECISION** Delegate to PERMIT pending S106 Agreement

<b>Item No:</b>	13	
<b>Application No:</b>	16/00504/FUL	
<b>Site Location:</b>	Sawyers Mill , Hunstrete, Marksbury, Bristol	
<b>Ward:</b> Farmborough	<b>Parish:</b> Marksbury	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Erection of barn with stabling and creation of 20m x 40m outdoor riding arena.	
<b>Constraints:</b>	Affordable Housing, Airport Safeguarding Zones, Agric Land Class 1,2,3a, Coal - Standing Advice Area, Forest of Avon, Greenbelt, LLFA - Flood Risk Management, Public Right of Way, Sites of Nature Conservation Interest, SSSI - Impact Risk Zones,	
<b>Applicant:</b>	Mr T Warren	
<b>Expiry Date:</b>	1st April 2016	

<b>Case Officer:</b> Alice Barnes
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**DECISION PERMIT**

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 The permitted barn and stables shall only be used by those horses resident on the site and shall not be used for any events such as competitions, events, gymkhanas.

Reason: In the interests of highway safety.

3 The development/works hereby permitted shall only be implemented in accordance with the plans as set out in the plans list below.

Reason: To define the terms and extent of the permission.

**PLANS LIST:**

- Site location plan
- Existing site plan 001
- Proposed site plan 002
- Proposed barn plans 003
- Proposed arena plan 005
- Proposed arena elevations and sections 006
- Proposed elevations 004 rev 1

In determining this application the Local Planning Authority considers it has complied with the aims of paragraphs 186 and 187 of the National Planning Policy Framework. For the reasons given, and expanded upon in a related case officer's report, a positive view of the submitted proposals was taken and consent was granted.

<b>Item No:</b>	14	
<b>Application No:</b>	16/01147/LBA	
<b>Site Location:</b>	Green Park Station, Green Park Road, 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>	Internal alterations to attach metal plate to interior wall	
<b>Constraints:</b>	Affordable Housing, Agric Land Class 3b,4,5, Air Quality Management Area, Article 4, Bath Enterprise Area, British Waterways Major and EIA, Conservation Area, Flood Zone 2, Forest of Avon, Sites with Planning Permission, Hotspring Protection, Listed Building, LLFA -	

Flood Risk Management, River Avon and Kennet & Avon Canal, SSSI  
- Impact Risk Zones, World Heritage Site,

**Applicant:** Cllr Neil Butters  
**Expiry Date:** 4th May 2016  
**Case Officer:** Laura Batham

**DECISION** Delegate to PERMIT