

## DEVELOPMENT MANAGEMENT COMMITTEE

### Minutes of the Meeting held

Wednesday, 29th June, 2016, 11.00 am

Councillor Rob Appleyard	- Bath & North East Somerset Council
Councillor Jasper Martin Becker	- Bath & North East Somerset Council
Councillor Paul Crossley	- Bath & North East Somerset Council
Councillor Sally Davis	- Bath & North East Somerset Council
Councillor Eleanor Jackson	- Bath & North East Somerset Council
Councillor Les Kew	- Bath & North East Somerset Council
Councillor Bryan Organ	- Bath & North East Somerset Council
Councillor Caroline Roberts	- Bath & North East Somerset Council
Councillor David Veale	- Bath & North East Somerset Council
Councillor Bob Goodman	- Bath & North East Somerset Council

#### 11 EMERGENCY EVACUATION PROCEDURE

The Democratic Services Officer read out the emergency evacuation procedure.

#### 12 ELECTION OF VICE CHAIRMAN (IF DESIRED)

A Vice Chairman was not required on this occasion.

#### 13 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies were received from Councillor Matthew Davies and Councillor Bob Goodman took his place as a substitute member.

#### 14 DECLARATIONS OF INTEREST

The following councillors declared interests in planning application number 14/05692/RES – Parcel 0006, Maynard Terrace, Clutton (Item 1, Report No. 11):

- Councillor Rob Appleyard – Non-executive director of the applicant Curo (Disclosable Pecuniary Interest).
- Councillor Les Kew – Son owns a property near application site presently being sold (Other Interest).
- Councillor David Veale – Resident of Clutton and member of Clutton Parish Council (Other Interest).

All the above councillors stated that they would leave the meeting while this item was considered.

#### 15 TO ANNOUNCE ANY URGENT BUSINESS AGREED BY THE CHAIRMAN

The Chairman informed members that the webcasting trial for this Committee would

continue for a further three months. Councillor Crossley stressed the need to ensure this is well publicised.

16 **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 these items were discussed.

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

There were no items from Councillors or Co-opted Members.

18 **MINUTES: 1 JUNE 2016**

The minutes of the meeting held on 1 June 2016 were approved as a correct record and signed by the Chairman.

19 **MAJOR DEVELOPMENTS**

This item was withdrawn from the agenda.

20 **SITE VISIT LIST - APPLICATIONS FOR PLANNING PERMISSION ETC FOR DETERMINATION BY THE COMMITTEE**

The Committee considered:

- A report by the Group Manager (Development Management) on various planning applications.
- An update report by the Group Manager (Development Management) on Item 1 attached as *Appendix 1* to these minutes.
- Oral statements by members of the public and representatives on items 1 and 2. A copy of the speakers' list is attached as *Appendix 2* to these minutes.

**RESOLVED** that in accordance with the Committee's delegated powers, the applications be determined as set out in the decisions list attached as *Appendix 3* to these minutes.

**Item No. 1**

**Application No: 15/03485/FUL**

**Site Location: Kingswood Preparatory School, College Road, Lansdown, Bath – Erection of new school building to accommodate prep school accommodation, new pre-prep and nursery and multi-use games area and associated infrastructure and landscaping**

The Case Officer reported on the application and her recommendation to grant planning permission.

The registered speakers made statements for and against the application.

Councillor Anthony Clarke, the local ward member, spoke regarding the application and stressed the importance of preserving the trees on the site.

Councillors asked questions for clarification to which the Case Officer responded. Officers confirmed that planning conditions should be sufficient to ensure that the protected trees are retained and not adversely affected by the development proposals.

Councillor Jackson expressed some concerns about staff parking arrangements and stated that the school travel plan needed to be sufficiently robust to prevent parking problems in the area. She also commented on the 1 in 30 year flood event figure set out in the report and queried whether this would be problematic.

Councillor Kew stated that the Committee site visit had been held during the morning rush hour and that the pattern of traffic appeared to be similar to most schools at this time. He felt that the concerns regarding the preservation of trees on the site were addressed by the planning conditions proposed. On balance he believed that the benefits of the application outweighed the loss of green space.

Councillor Crossley stated that he had found the site visit very useful. He believed that the realignment of the building was very helpful as the school needs to move to a full campus provision. Traffic congestion was an issue for all schools in the area.

Councillor Kew moved that the planning application be permitted subject to the conditions set out in the officer report. This was seconded by Councillor Organ.

The motion was put to the vote and it was **RESOLVED** unanimously to **PERMIT** the application.

## **Item No. 2**

**Application No: 16/00991/FUL**

**Site Location: Land opposite Rowan House, High Street, Freshford, Bath –  
Creation of new access opening and construction of parking area for two cars**

The Case Officer reported on the application and her recommendation to refuse planning permission.

The registered speaker made a statement for the application.

Councillor Neil Butters, the local ward member, spoke in favour of the application pointing out that it was supported by local residents, the Parish Council and that there were no highway objections.

Councillor Jackson was sympathetic to the needs of the occupant but noted that this was not a material consideration which could be given much weight. She expressed concern that if this part of the stone boundary wall was removed then it could set a precedent and that any subsequent loss of the wall would affect the vista of the village.

Councillor Roberts queried whether if this section of the wall was removed it would

lead to further similar requests. Officers confirmed that any such requests would require planning permission.

Councillor Goodman queried whether the loss of wall had to be 7m. Officers stated that the gap did not have to be 7m but that this was the length specified in the planning application.

Councillor Kew stated that the stone boundary wall was located within a conservation area and was mentioned within the village plan.

Councillor Jackson moved that the planning application be refused for the reasons set out in the officer report. This was seconded by Councillor Organ.

The motion was put to the vote and it was **RESOLVED** to **REFUSE** the application by 8 votes for, 1 vote against and 1 abstention.

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

The Committee considered:

- A report by the Group Manager (Development Management) on various planning applications.
- An update report by the Group Manager (Development Management) on Items 1 and 2 attached as *Appendix 1* to these minutes.
- Oral statements by members of the public and representatives. A copy of the speakers' list is attached as *Appendix 2* to these minutes.

**RESOLVED** that in accordance with the Committee's delegated powers, the applications be determined as set out in the decisions list attached as *Appendix 4* to these minutes.

### **Item No. 1**

**Application No: 14/05692/RES**

**Site Location: Parcel 0006, Maynard Terrace, Clutton**

**Approval of reserved matters (appearance, landscaping, layout and scale) with regard to outline application 12/01882/OUT for erection of 36 dwellings and associated infrastructure**

The Case Officer reported on the application and her recommendation to grant planning permission. It was noted that the recommendation was now to permit the application as the outstanding issues have now been clarified. There was also an amendment to condition 9 which the officer read out at the meeting.

The registered speakers made statements for and against the application.

Councillor Goodman read out a statement from Councillor Karen Warrington, the

local member, objecting to the design and layout and pointing out that the majority of local residents were opposed to the development. She requested that permission be refused.

Councillors asked questions to which the case officer responded. It was confirmed that there were not any one bedroomed properties in the development. Any under-occupation issues would be discussed between the BaNES housing officers and Curo. It was noted that the hedge would form part of the landscaping of the site and would be behind the parking bays.

Councillor Crossley noted that the planning inspector had now made the decision on this site and that affordable housing was required in BaNES. He understood that the local connection qualification for affordable housing related to the village. He felt that the application met the relevant needs and requirements.

Councillor Crossley moved that the application be permitted subject to the conditions outlined in the officer report. This was seconded by Councillor Roberts.

The motion was put to the vote and there were 3 votes for, 3 votes against and 1 abstention. The Chair used her second and casting vote against the motion. The motion was therefore **LOST**.

Councillor Goodman then moved that the application be deferred for further consideration and negotiations. This was seconded by Councillor Organ.

Councillor Jackson did not believe that the materials were a major issue and felt that the site would be fairly well screened.

Councillor Roberts asked a question regarding the consequences of refusal. Officers explained that this could lead to an appeal by the applicant. If the Committee was minded to refuse permission then the reasons should be very clear. It was also noted that an appeal could be lodged on the grounds of non-determination if no time extension was agreed.

Following discussion regarding the potential for further negotiations and on considering advice from officers Councillors Goodman and Organ agreed to withdraw the motion to defer.

Councillor Jackson moved to delegate to officers to permit planning permission subject to conditions to adequately control the materials used and that the proposed replacement hedgerow at the frontage of the development was introduced to a suitable height and was to be outside of the private ownership of the properties facing the hedgerow. This was seconded by Councillor Crossley.

The motion was put to the vote and it was **RESOLVED** unanimously to delegate authority to officers to **PERMIT** the application subject to conditions.

Note: Councillors Appleyard, Kew and Veale were not present for consideration of this application in view of their interests declared earlier in the meeting.

## **Item No. 2**

**Application No: 15/05759/FUL**

**Site Location: Court Farm, The Street, Compton Martin**  
**Erection of 2 semi-detached dwelling houses in existing car park**

The Case Officer reported on the application and her recommendation to grant planning permission.

The registered speakers made statements for and against the application.

Councillors asked questions to which the Case Officer responded. It was noted that condition 9 had been amended and enhanced to address concerns raised regarding landscaping issues.

Councillor Kew supported the application as it would provide local housing in the village.

Councillor Kew moved that the application be permitted subject to conditions as set out in the officer report and condition 9 as amended. This was seconded by Councillor Crossley.

The motion was put to the vote and it was **RESOLVED** unanimously to **PERMIT** the application subject to conditions.

**Item No. 3**

**Application No: 16/01338/FUL**

**Site Location: 26 Primrose Hill, Upper Weston, Bath**

**Erection of two storey side extension**

The Case Officer reported on the application and her recommendation to grant planning permission.

The registered speakers made statements for and against the application.

Councillors asked questions to which the Case Officer responded. It was confirmed that the application would lead to no loss of off street parking.

Councillor Jackson moved that the application be permitted subject to conditions as set out in the officer report. This was seconded by Councillor Kew.

Councillors Roberts and Crossley both stated that they felt the extension was overbearing and would have a negative impact on neighbouring properties.

The motion was put to the vote and it was **RESOLVED** by 7 votes for and 3 votes against to **PERMIT** the application subject to conditions.

**Item No. 4**

**Application No. 16/01219/FUL**

**Site Location: The Cottage, Pipehouse Lane, Freshford, Bath**

**Erection of 1 detached dwelling with access and associated works**

The Case Officer reported on the application and her recommendation to refuse planning permission.

The registered speakers made statements for and against the application.

Councillor Neil Butters, the local ward member, spoke in support of the application.

It was noted that Freshford Parish Council had submitted a letter in support of the application.

Councillors asked questions to which the Case Officer responded. It was confirmed that the site was within the housing development area but that the property Littlemead, on the opposite side of the road, was not. It was also confirmed that the Committee could include conditions to control further building on the site. Officers explained that the proposed site did not represent an “infill” site as defined by the Freshford and Limpley Stoke Neighbourhood Plan.

Councillor Kew noted that the Parish Council and local residents were supportive of the application..

Councillor Jackson stated that it was important to be consistent with applications and that she felt the location was too prominent and too elevated.

Councillor Jackson moved that planning permission be refused for the reasons set out in the officer report. This was seconded by Councillor Roberts.

Councillor Crossley stated that he supported the application but noted that there were some issues with neighbourhood plans which could be very complex.

Councillor Appleyard stated that the application did not constitute “infill” development.

The motion was put to the vote and it was **RESOLVED** by 6 votes for, 3 votes against and 1 abstention to **REFUSE** the application for the reasons set out in the officer report.

#### **Item No. 5**

**Application No. 16/02046/FUL**

**Site Location: Richmond Lodge, Weston Park, Upper Weston, Bath  
Erection of 1 cottage and 2 town houses following demolition of existing dwelling and 2 garages**

The Case Officer reported on the application and her recommendation to permit planning permission.

Councillor Jackson moved that planning permission be permitted subject to the conditions set out in the officer report. This was seconded by Councillor Kew.

The motion was put to the vote and it was **RESOLVED** unanimously to **PERMIT** the application subject to conditions.

#### **Item No. 6**

**Application No. 16/01221/FUL**

**Site Location: 15 Kenilworth Close, Keynsham  
Erection of 1 two bed dwelling**

The Case Officer reported on the application and her recommendation to grant planning permission.

The registered speakers made statements for and against the application.

Councillor Organ moved that the application be permitted subject to the conditions set out in the officer report. This was seconded by Councillor Kew.

The motion was put to the vote and it was **RESOLVED** by 7 votes for, 2 votes against and 1 abstention to **PERMIT** the application subject to conditions.

**Item No. 7**

**Application No: 16/01046/FUL**

**Site Location: Rosewell, Farrington Road, Paulton**

**Erection of 2 storey rear extension and loft conversion (Resubmission of 15/05393/FUL)**

The Case Officer reported on the application and her recommendation to grant planning permission.

The registered speaker made a statement for the application.

Councillor John Bull spoke on behalf of Councillor Liz Hardman, the local Ward member, against the application requesting that the garage be removed.

Councillors asked questions to which the Case Officer responded. The officer confirmed that the garage had no bearing on car parking provision because there was adequate driveway parking. It was also confirmed that the extension was completely at the rear of the property.

Councillor Kew stated that there are currently similar developments in this area and that the proposal would not greatly alter the street scene.

Councillor Kew moved to permit the application subject to the conditions set out in the officer report. This was seconded by Councillor Crossley.

The motion was put to the vote and it was **RESOLVED** unanimously to **PERMIT** the application subject to conditions.

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

The Committee considered the appeals report.

Councillor Crossley raised a question regarding 186 The Hollow, Southdown, Bath, one of the appeals in the report which had been refused by the inspector, and requested that no enforcement action be taken without the matter being first brought to the Development Management Committee. The Group Manager stated that negotiation would take place before any enforcement action and that if a



retrospective planning application were submitted then usually it would be allowed to run its course before any action was taken.

It was **RESOLVED** to **NOTE** the report.

The meeting ended at 2.35 pm

Chair .....

Date Confirmed and Signed .....

**Prepared by Democratic Services**

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**BATH AND NORTH EAST SOMERSET COUNCIL**

**Development Management Committee**

**Date 29<sup>th</sup> June 2016**

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

**ITEMS FOR PLANNING PERMISSION**

**ITEM**

**Item No.** 001 **Application No.** 15/03485/FUL  
**Address** Kingswood School, College Road, Lansdown, Bath

Highways – Following the receipt of additional third party highway comments, the Highways Officer offers the following comments;

- All previous comments remain valid
- Full consideration has been given to the potential impact of the scheme
- Role of HA is to determine whether the increase in students will result in “severe” cumulative impacts
- Not considered that the potential impact will be significant
- HA does not consider that the current condition of the local network is sufficient to maintain a highway objection
- Possible for a review under the Private Street Works Act if local residents are supportive but this is not a requirement of the application being considered
- No detail has been given regarding improvements in the latest third party submission, so their appropriateness cannot be assessed
- Travel Plan does provide an indication of how access from the existing site could be measured over time
- Having comprehensively reviewed the site access arrangements and the potential impact of the proposed scheme, the HA does not consider it necessary to alter the recommendation.

Representations: 13 further letters of objection have been received, raising the following points;

- Repeat previous objections
- Worried about safety of the crossroad junction where Hamilton Road meets Lansdown Road
- Moving the nursery block does not provide a solution to the problems of the development
- Concern over traffic safety and inadequate parking
- Drainage issues
- Lack of consultation over the scheme from the applicants

- Residents' concerns have been ignored
- Overdevelopment of a green field
- Footprint and pedestrian traffic will remain the same
- Cannot make sense to locate buildings for infants and children adjacent to the trees
- Safety concerns to the occupants from the trees
- Lead to premature removal of the trees
- Large scale expansion is unsustainable
- Comments received from an additional Highway Consultant
- Comments received from an additional Arboricultural Consultant

1 letter of support received, raising the following points;

- Current accommodation at Summerhill is not fit for purpose
- Proposed building is an extension to the existing school and needs to be located adjacent to the existing prep school
- High quality and in keeping with the wider educational campus
- Designed to respond to the woodland setting

#### Officer report

The points raised above are noted, but it is not considered that they raise new issues that have not been previously addressed.

**Item No.** 01    **Application No.** 14/05692/    **Address** Parcel 0006, Maynard Terrace, Clutton

The applicant has submitted an amended landscape scheme, which shows the translocated hedge to finish outside of the root protection area of the retained tree. This is in response to the comments from the Council's Ecologist. The ecologist has been re-consulted and her comments will be reported to Committee at the meeting.

#### Representations

Planning Policy – No objection to the proposed development, and offer the following comments;

- Previous objection is withdrawn
- Approximately 22.5% of the dwellings provided are for "elderly or those of limited mobility"
- Provided a formal agreement for under occupation is agreed, no objection is raised
- Scheme is in accordance with Core Strategy Policy CP10
- Issues raised in connection with Neighbourhood Plan Policies CNP4, CNP5, CNP6, CNP7 and CNP18 have been addressed

33 further letters of objection have been received, raising the following points;

- Disagree with the BfL assessment
- No need to introduce extra traffic
- Why isn't a cul-de-sac the best option?
- A layby of parked cars is totally insensitive to the rural surroundings
- No pepper potting of affordable housing
- Difficulties for refuse collection
- Inadequate drawings
- How will the internal highway layout work in practice?
- Support Clutton Parish Council's comments
- Limited time for re-consultation (Officer note: The Council has advertised the application in accordance with its statutory obligations)
- Loss of hedgerow will be harmful to amenity
- Lack of sufficient and inappropriate parking
- Lack of housing provision for identified need
- Disregard of the mine shaft
- Lack of sympathy for the location
- Introduction of increased traffic
- Insufficient amenities in the village
- None of the revisions overcome the objections
- Design shows no regard for local context
- Ecology issues
- Removal of the hedge negates the improvements to the building materials
- No additional off road parking
- Planting scheme contains too many non-native species
- Not sufficient infrastructure, schools, sewage or amenities
- Fails to adhere to the distinctive linear nature of the terrace
- Overshadowing of the properties opposite
- Increase in congestion
- Risk of increased flooding
- Insufficient information on mining remediation
- Any debris must not be burnt on site

### Officer Assessment

#### Housing Mix

The application proposes 12 affordable dwellings, not 13 as stated in the report. Following the submission of additional information, the Planning Policy objection has been withdrawn. Members will note that the points relating to Neighbourhood Plan Policy CNP3 have been addressed in the main report and it is not considered that there is any change to this as a result of the Planning Policy comments.

#### Highways

The applicant has provided further clarity on maintenance of the parking bays. These will be maintained by Curo in the future. The layout plan has been

amended to extend the footway adjacent to plots 14 and 15. This will ensure that pedestrians have appropriate visibility before they step into the carriageway.

### Coal Remediation

The Coal Authority have withdrawn their objection to the scheme, subject to a condition to ensure an appropriate remediation scheme is approved prior to commencement. Officers are satisfied that, subject to the discharge of this condition, there will be no adverse impacts on the site nor the adjacent site from the former mining works.

### Officer Recommendation

As per the main agenda

### Updated drawings list

Drawing No. 13514\_P00  
Drawing No. 3988/103 Rev. C  
Drawing No. 3988/104 Rev. C  
Drawing No. 3988/105  
Drawing No. 3998/110 Rev. B  
Drawing No. 3998/111 Rev. A  
Drawing No. 3998/112 Rev. A  
Drawing No. 3998/113 Rev. A  
Drawing No. 3998/114 Rev. A  
Drawing No. 3998/115 Rev. A  
Drawing No. 3998/115.1 Rev. A  
Drawing No. 3998/116 Rev. A  
Drawing No. 3998/116.1 Rev. A  
Drawing No. 3998/117 Rev. A  
Drawing No. 3998/117.1 Rev. A  
Drawing No. 3998/118 Rev. B  
Drawing No. 3988/120 Rev. B

Drawing No. SPP1918 P(90) 002 Rev. H  
Drawing No. SPP1918 P(90) 003 Rev. G  
Drawing No. SPP1918 P(90) 004 Rev. G  
Drawing No. SPP1918 P(90) 005 Rev. G  
Landscape Management Plan (Swan Paul, November 2014)

<b>Item No.</b>	<b>Application No.</b>	<b>Address</b>
02	15/05759/FUL	Court Farm, The Street, Compton Martin

One further representation have been received objecting to the application, the content of which is summarised below:

- The amended landscape proposals are inconsistent and incompatible with the existing landscape conditions imposed at the site;
- The applicant has a track record of not complying with conditions and carrying out development without planning permission. There is every reason to suggest that the landscape works would not be implemented, without which the proposals are unacceptable;
- The Council has already refused a very similar proposal in November 2015. The present proposal does not overcome the previous reasons for refusal.

These additional comments do not affect the Officer's assessment and recommendation included in the main agenda.

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**BATH AND NORTH EAST SOMERSET COUNCIL**

**MEMBERS OF THE PUBLIC AND REPRESENTATIVES WISHING TO MAKE A STATEMENT AT THE MEETING OF THE DEVELOPMENT MANAGEMENT COMMITTEE ON WEDNESDAY 29 JUNE 2016**

ITEM NO.	SITE NAME	SPEAKER	FOR/AGAINST
<b>(A) SITE VISIT LIST</b>			
1	Kingswood School, College Road, Lansdown, Bath	Steve Butterworth	Against (to share 6 minutes)
		John White	Against (To share 6 minutes)
		Andrew Girther	Against (To share 6 minutes)
		John Morgan	Against (To share 6 minutes)
		Simon Morris (Headteacher)	For (6 minutes)
2	Land Opposite Rowan House, High Street, Freshford	Peter King (Applicant)	For
		Cllr Neil Butters – Ward Councillor	
<b>(B) MAIN PLANS LIST</b>			
1	Parcel 0006, Maynard Terrace, Clutton	Representative of Clutton Parish Council	N/A
		Clive English	Against (to share 3 minutes)
		Steve Holmes	Against (to share 3 minutes)
		Geraint Oakley (MD of Curo)	For
		Cllr Karen Warrington – Ward Councillor	
2	Court Farm, The Street, Compton Martin	Martin Bailey (on behalf of Christopher Preston)	Against
		Richard Curry (Applicant)	For
3	26 Primrose Hill, Upper Weston, Bath	Ian Sharpe	Against (To share 3 minutes)
		John White	Against (To share 3 minutes)
		Lindsay Dell (Applicant)	For
4	The Cottage, Pipehouse Lane, Freshford	Stephen Ross	Against
		Charles Bush (Applicant)	For
		Cllr Neil Butters – Ward Councillor	

6	15 Kenilworth Close, Keynsham	Gemma Ridgway	Against
		Elizabeth Hatherley (on behalf of applicant)	For
7	Rosewell, Farrington Road, Paulton	Damian Hyde (Applicant)	For
		Cllr John Bull – Ward Councillor	

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

**29th June 2016**

**SITE VISIT DECISIONS**

<b>Item No:</b>	001	
<b>Application No:</b>	15/03485/FUL	
<b>Site Location:</b>	Kingswood Preparatory School, College Road, Lansdown, Bath	
<b>Ward:</b> Lansdown	<b>Parish:</b> N/A	<b>LB Grade:</b> IISTAR
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Erection of new school building to accommodate prep school accommodation, new pre-prep and nursery, and multi use games area and associated infrastructure and landscaping.	
<b>Constraints:</b>	Agric Land Class 3b,4,5, Article 4, Conservation Area, Forest of Avon, Greenbelt, Hotspring Protection, MOD Safeguarded Areas, SSSI - Impact Risk Zones, World Heritage Site,	
<b>Applicant:</b>	Kingswood School	
<b>Expiry Date:</b>	30th June 2016	
<b>Case Officer:</b>	Suzanne D'Arcy	

**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 No above ground 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.

3 No development shall take place until a Detailed Arboricultural Method Statement with revised Tree Protection Plan following the recommendations contained within BS 5837:2012 has been submitted to and approved in writing by the Local Planning Authority and details within the approved document implemented as appropriate. The final method statement shall incorporate a provisional programme of works; supervision and monitoring details by an Arboricultural Consultant and provision of site visit records and certificates of completion to the local planning authority. The statement should also include the control of potentially harmful operations such as the storage, handling and mixing of materials on

site, location of site office, service run locations including soakaway locations and associated excavations and movement of people and machinery.

Reason: To ensure that the protected trees to be retained are not adversely affected by the development proposals.

4 No development or other operations shall commence on site until a time and date has been agreed with the Local Authority Senior Arboricultural Officer for a pre-commencement site meeting with the Site Manager and Project Arboriculturalist.

Reason: To ensure that the contents of the Detailed Arboricultural Method Statement and revised Tree Protection Plan is understood and complied with by all parties.

5 No development or other operations shall take place except in complete accordance with the approved Detailed Arboricultural Method Statement. A signed certificate of compliance shall be provided by the appointed arboriculturalist to the local planning authority on completion and prior to the first occupation of the buildings.

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

6 Prior to occupation of the development hereby approved, a hard and soft landscape scheme has been first submitted to and approved in writing by the Local Planning Authority, such a scheme shall include details of all walls, fences, trees, hedgerows and other planting which are to be retained; details of all new walls, fences and other boundary treatment and finished ground levels; a planting specification to include numbers, density, size, species and positions of all new trees and shrubs; details of the surface treatment of the open parts of the site; and a programme of implementation. This shall include full details of the replacement planting indicated on drawing numbered 1465.P.100 rev C.

Reason: To ensure the provision of an appropriate landscape setting to the development.

7 All hard and/or soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed in writing with the Local Planning Authority. Any trees or plants indicated on the approved scheme which, within a period of five years from the date of the development being completed, die, are removed or become seriously damaged or diseased shall be replaced during the next planting season with other trees or plants of a species and size to be first approved in writing by the Local Planning Authority. All hard landscape works shall be permanently retained in accordance with the approved details.

Reason: To ensure that the landscape scheme is implemented and maintained.

8 Prior to occupation of the nursery building hereby approved, details of the levels of lighting from the building shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the lux levels and methods for their limitations. They shall be retained and operated as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: to provide sensitive lighting with minimal impacts on bats and other wildlife and to preserve the setting of the World Heritage Site, conservation area and Green Belt.

9 The development and all new lighting shall be implemented in accordance with the predicted light levels and lighting design details as contained in the approved Light Level Survey report by Buro Happold dated July 2015, and shall be retained and operated as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: to provide sensitive lighting with minimal impacts on bats and other wildlife

10 The development hereby permitted shall be carried out only in accordance with ecological mitigation proposals and recommendations of the approved Extended Phase 1 Habitat Survey Report dated July 2015 by Nicholas Pearsons. A report confirming and demonstrating implementation of the recommendations shall be submitted to the local planning authority and approved in writing prior to occupation of the development.

Reason: to avoid harm to ecology

11 The areas allocated for parking on the submitted plan shall be kept clear of obstruction and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

Reason: In the interests of amenity and highway safety.

12 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), contractor parking, traffic management.

Reason: To ensure the safe operation of the highway and the amenity of adjoining neighbours

13 Prior to the occupation of the development, an updated 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 Travel Plan.

Reason: In the interests of sustainable development.

14 Prior to the commencement of development, detailed drainage design to illustrate how flood flows and exceedance routes are managed on site for all storm durations up to the 1:100 year event including an allowance for climate change. All surface water for up to the 1:100 year event +CC must be managed on site and is not permitted to flow onto adjacent land. The development shall thereafter be carried out in accordance with the details so approved.

Reason: In the interest of flood risk management for neighbouring land and properties

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

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

## **PLANS LIST:**

This decision relates to the following drawings -

### **NURSERY DRAWINGS**

Existing:

- o 1480/P/001 - Location Plan
- o 1480/P/005 - Existing Site Plan

Proposed:

- o 1480/P/102 A - Proposed Site Plan
- o 1480/P/110 D - Proposed Ground Floor Plan (rec'd 27 May 2016)
- o 1480/P/111 D - Proposed Roof Plan (rec'd 27 May 2016)
- o 1480/P/140 A - Proposed Floor Finishes
- o 1480/P/150 A - Proposed Reflected Ceiling Plan
- o 1480/P/160 A - Proposed Ground/Site Works Plan
- o 1480/P/170 C - Proposed Wall Type Plan
- o 1480/P/200 C - Proposed South Elevation (rec'd 27 May 2016)
- o 1480/P/201 C - Proposed North Elevation (rec'd 27 May 2016)
- o 1480/P/202 D - Proposed West Elevation (rec'd 27 May 2016)
- o 1480/P/203 C - Proposed East Elevation (rec'd 27 May 2016)
- o 1480/P/204 C - Proposed South Elevation Entrance (rec'd 27 May 2016)
- o 1480/P/205 - Proposed North Elevation Reception Entrance (rec'd 27 May 2016)
- o 1480/P/305 D - Proposed Section A 1 (rec'd 27 May 2016)
- o 1480/P/306 D - Proposed Section A 2 (rec'd 27 May 2016)
- o 1480/P/307 D - Proposed Section B 1 (rec'd 27 May 2016)
- o 1480/P/308 D - Proposed Section B 2 (rec'd 27 May 2016)
- o 1480/P/320 D - Proposed Section C (rec'd 27 May 2016)
- o 1480/P/321 D - Proposed Section D (rec'd 27 May 2016)
- o 1480/P/322 D - Proposed Section E (rec'd 27 May 2016)
- o 1480/P/323 D - Proposed Section F (rec'd 27 May 2016)
- o 1480/P/324 D - Proposed Section G (rec'd 27 May 2016)
- o 1480/P/325 D - Proposed Section H (rec'd 27 May 2016)
- o 1480/P/326 D - Proposed Section J (rec'd 27 May 2016)
- o 1480/P/330 A - Section Detail Study
- o 1465\_SCH\_10\_Room Area A - Schedule Room Area Schedule

### **PREP SCHOOL DRAWINGS**

Existing:

- o 1465/P/001 A - Existing Location Plan
- o 1465/P/002 A - Existing Site Plan
- o 1465/P/003 A - Existing Site Plan

Proposed:

- o 1465/P/100 D - Proposed Site Plan (rec'd 27 May 2016)
- o 1465/P/105 B - Tree Survey Plan (rec'd 12 November 2015)
- o 1465/P/110 B - Proposed Ground Floor Plan (rec'd 12 November 2015)
- o 1465/P/111 B - Proposed First Floor Plan (rec'd 12 November 2015)
- o 1465/P/112 B - Proposed Roof Plan (rec'd 12 November 2015)

- o 1465/P/140 A - Proposed Floor Finishes Ground Floor
- o 1465/P/141 A - Proposed Floor Finishes First Floor
- o 1465/P/150 A - Proposed Reflected Ceiling Plan Ground Floor
- o 1465/P/151 A - Proposed Reflected Ceiling Plan First Floor
- o 1465/P/160 A - Proposed Ground/Site Works Plan
- o 1465/P/170 C - Proposed Wall Type Ground Floor
- o 1465/P/171 C - Proposed Wall Type First Floor
- o 1465/P/200 B - Proposed Elevations North (rec'd 12 November 2015)
- o 1465/P/201 B - Proposed Elevations East (rec'd 12 November 2015)
- o 1465/P/202 B - Proposed Elevations South (rec'd 12 November 2015)
- o 1465/P/203 B - Proposed Elevations West (rec'd 12 November 2015)
- o 1465/P/220 A - Stair Study
- o 1465/P/300 B - Proposed Section A (rec'd 12 November 2015)
- o 1465/P/301 B - Proposed Section B (rec'd 12 November 2015)
- o 1465/P/302 B - Proposed Section C (rec'd 12 November 2015)
- o 1465/P/303 B - Proposed Section D (rec'd 12 November 2015)
- o 1465/P/304 B - Proposed Section E (rec'd 12 November 2015)
- o 1465/P/305 B - Proposed Section F (rec'd 12 November 2015)
- o 1465/P/306 B - Proposed Section G (rec'd 12 November 2015)
- o 1465/P/320 A - Section Detail Study
- o 1465\_SCH\_10\_Room Area A - Schedule Room Area Schedule

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.

**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, Lewis House, Manvers Street, Bath, BA1 1JG. Requests can be made using the 1APP standard form which is available from the Planning Portal at [www.planningportal.co.uk](http://www.planningportal.co.uk).

You are advised that as of 6 April 2015, the Bath & North East Somerset Community Infrastructure Levy (CIL) Charging Schedule came into effect. Full details about the CIL Charge including, amount and process for payment will be sent out in a CIL Liability Notice which you will receive shortly. Further details are available here: [www.bathnes.gov.uk/cil](http://www.bathnes.gov.uk/cil)

This permission does not convey or imply any civil or legal consents required to undertake the works.

New water supply and waste water connections will be required from Wessex water to serve this proposed development. Application forms and guidance information is available from the Developer Services web-pages at the website [www.wessexwater.co.uk](http://www.wessexwater.co.uk).

Further information can be obtained from the New Connections Team by telephoning 01225 526222 for Water Supply and 01225 526333 for Waste Water.

Please refer to Wessex Water's website for a Section 106 connection application and guidance.

<b>Item No:</b>	002	
<b>Application No:</b>	16/00991/FUL	
<b>Site Location:</b>	Land Opposite Rowan House, High Street, Freshford, Bath	
<b>Ward:</b> Bathavon South	<b>Parish:</b> Freshford	<b>LB Grade:</b> II
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Creation of new access opening and construction of parking area for two cars.	
<b>Constraints:</b>	Affordable Housing, Agric Land Class 3b,4,5, Area of Outstanding Natural Beauty, Conservation Area, Greenbelt, Housing Development Boundary, Listed Building, MOD Safeguarded Areas, Neighbourhood Plan, SSSI - Impact Risk Zones,	
<b>Applicant:</b>	Mr Peter King	
<b>Expiry Date:</b>	5th May 2016	
<b>Case Officer:</b>	Kate Whitfield	

## **DECISION REFUSE**

1 It is considered that the proposed development would result in an unacceptable loss of a substantial part the boundary wall along the High Street in Freshford, detrimentally affecting the setting of the heritage assets and the character and appearance of the Freshford Conservation Area. The proposal therefore conflicts with the principles and policies set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 12: Conserving and Enhancing the Historic Environment of National Planning Policy Framework and the policies BH.2, BH.6 and BH.7 of Bath and North East Somerset Local Plan (including minerals and wastes) adopted October 2007.

### **PLANS LIST:**

This decision relates to the following plans dated as received 10 March 2016 :

Site Location Plan, Ref C

Detail Plan, Ref E

and the Proposed Block Plan, Ref D dated as received 27 May 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 submitted application was unacceptable for the stated reasons and it has not been possible to agree on an acceptable scheme to enable approval. The applicant was therefore advised that the application was to be recommended for refusal.



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

**29th June 2016**

**DECISIONS**

<b>Item No:</b>	01	
<b>Application No:</b>	14/05692/RES	
<b>Site Location:</b>	Parcel 0006, Maynard Terrace, Clutton, Bristol	
<b>Ward:</b> Clutton	<b>Parish:</b> Clutton	<b>LB Grade:</b> N/A
<b>Application Type:</b>	PI Permission (Approval Reserved Matters)	
<b>Proposal:</b>	Approval of Reserved Matters (appearance, landscaping, layout and scale) with regard to outline application 12/01882/OUT for erection of 36no. dwellings and associated infrastructure.	
<b>Constraints:</b>	Airport Safeguarding Zones, Agric Land Class 1,2,3a, Coal - Standing Advice Area, Coal - Referral Area, Flood Zone 2, Flood Zone 3, Forest of Avon, Housing Development Boundary, SSSI - Impact Risk Zones,	
<b>Applicant:</b>	Curo Enterprise Ltd	
<b>Expiry Date:</b>	1st July 2016	
<b>Case Officer:</b>	Suzanne D'Arcy	

**DECISION** Delegate to permit subject to any required amendments to ensure that the hedgerow at the frontage of the properties onto Maynard Terrace is not maintained by private home owners/occupiers of the development and it is of a minimum height of 1m and to secure improvements to the materials palette of the development.

<b>Item No:</b>	02	
<b>Application No:</b>	15/05759/FUL	
<b>Site Location:</b>	Court Farm , The Street, Compton Martin, Bristol	
<b>Ward:</b> Chew Valley South	<b>Parish:</b> Compton Martin	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Erection of 2no. semi-detached dwelling houses in existing carpark (resubmission).	
<b>Constraints:</b>	Airport Safeguarding Zones, Agric Land Class 3b,4,5, Area of Outstanding Natural Beauty, Conservation Area, Greenbelt, Housing Development Boundary, SSSI - Impact Risk Zones, Water Source Areas,	
<b>Applicant:</b>	Mr Richard Curry	
<b>Expiry Date:</b>	4th July 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 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 character and appearance of the Conservation Area.

3 Prior to the construction of the development infiltration testing and soakaway design in accordance with Building regulations Part H, section 3 (3.30) shall be undertaken to verify that soakaways will be suitable for the development. The soakaways shall be installed prior to the occupation of the development unless the infiltration test results demonstrate that soakaways are not appropriate in accordance with Building regulations Part H, section 3 (3.30). If the infiltration test results demonstrate that soakaways are not appropriate, an alternative method of surface water drainage, which has first been submitted to and approved in writing by the Local Planning Authority, should be installed prior to the occupation of the development.

Reason: To ensure that an appropriate method of surface water drainage is installed and in the interests of flood risk management in accordance with policy CP5 of the Bath and North East Somerset Core Strategy.

4 The area allocated for parking on the submitted plan shall be kept clear of obstruction and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

Reason: To retain adequate parking provision for the proposed dwellings.

5 The access, parking and turning areas shall be properly bound and compacted (not loose stone or gravel) in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highways safety.

6 A Desk Study and Site Reconnaissance (walkover) survey shall be undertaken to develop a conceptual site model and preliminary risk assessment of the site. The Desk Study shall be submitted to and approved in writing by the Local Planning Authority. Should the Desk Study identify the likely presence of contamination on the site, whether or not it originates on the site, then full characterisation (site investigation) shall be undertaken in accordance with a methodology which shall previously have been agreed in

writing by the Local Planning Authority. Where remediation is necessary, it shall be undertaken in accordance with a remediation scheme which is subject to the approval in writing of the Local Planning Authority and a remediation validation report submitted for the approval of the Local Planning Authority.

Reason (common to all): In order to ensure that the land is suitable for the intended uses and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors and in accordance with section 11 of the National Planning Policy Framework.

7 In the event that contamination is found at any time when carrying out the approved development, work must be ceased and it must be reported in writing immediately to the Local Planning Authority. The Local Planning Authority Contaminated Land Department shall be consulted to provide advice regarding any further works required. Unexpected contamination may be indicated by unusual colour, odour, texture or containing unexpected foreign material.

Reason (common to all): In order to ensure that the land is suitable for the intended uses and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors and in accordance with section 11 of the National Planning Policy Framework.

8 No new external lighting shall be installed without full details of proposed lighting design being first submitted and approved in writing by the LPA; details to 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.

9 Notwithstanding the information provided on the submitted Landscaping Plan, no development above damp proof course level of the dwellings shall be carried out until a written method statement for the implementation of the landscaping areas outlined in red on the landscaping plan including a timetable for implementation has been submitted in writing to and approved by the Council. All soft landscape works shall be carried out in accordance with the approved details and timetable for implementation. Any trees or plants indicated on the approved scheme which, within a period of five years from the date of the development being completed, die, are removed or become seriously damaged or diseased shall be replaced during the next planting season with other trees or plants of a species and size to be first approved in writing by the Local Planning Authority. All soft landscape works shall be permanently retained in accordance with the approved details.

Reason: To ensure that a satisfactory landscaping scheme is implemented and maintained in accordance with Policies D.2 and D.4 of the Bath and North East Somerset Local Plan.

10 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 PL3435 2, PL3435 5A, PL3435 6A, PL3435 7A and PL3435 8A received on the 21st December 2015, and revised Drawing No.s PL3435/3D, PL3435/4D and PL3435/9 received on the 16th May 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. 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>	03	
<b>Application No:</b>	16/01338/FUL	
<b>Site Location:</b>	26 Primrose Hill, Upper Weston, Bath, Bath And North East Somerset	
<b>Ward:</b> Weston	<b>Parish:</b> N/A	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Erection of two storey side extension.	
<b>Constraints:</b>	Affordable Housing, Agric Land Class 1,2,3a, Article 4, Conservation Area, Forest of Avon, Hotspring Protection, MOD Safeguarded Areas, SSSI - Impact Risk Zones, World Heritage Site,	
<b>Applicant:</b>	Ms Lindsay Dell	
<b>Expiry Date:</b>	1st June 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 No render shall be applied to the external walls until a sample of the proposed render to be used has been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: In the interests of the appearance of the development and the surrounding area in accordance with policies D.2, D.4 and Bh.6 of the Bath and North East Somerset Local plan.

3 The proposed window on the first floor side elevation shall be obscure glazed and non-opening unless the parts of the window which can be opened are more than 1.7m above

the floor of the room in which the window is installed. Thereafter the window shall be permanently retained as such.

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

4 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 plans 001 rev B  
Existing elevations 002 rev B  
Proposed lower ground floor and ground floor 003 B  
Proposed first floor 004 B  
Proposed elevations 005 C  
Proposed section and site plan 006 B

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 proposals was taken and consent was granted.

<b>Item No:</b>	04	
<b>Application No:</b>	16/01219/FUL	
<b>Site Location:</b>	The Cottage, Pipehouse Lane, Freshford, Bath	
<b>Ward:</b> Bathavon South	<b>Parish:</b> Freshford	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Erection of 1no. detached dwelling with access and associated works.	
<b>Constraints:</b>	Affordable Housing, Agric Land Class 1,2,3a, Area of Outstanding Natural Beauty, Greenbelt, LLFA - Flood Risk Management, MOD Safeguarded Areas, Neighbourhood Plan, SSSI - Impact Risk Zones,	
<b>Applicant:</b>	Mr And Mrs C And V Bush	
<b>Expiry Date:</b>	30th June 2016	
<b>Case Officer:</b>	Kate Whitfield	

#### **DECISION REFUSE**

1 The proposal represents inappropriate development in the Green Belt which would be harmful to the openness of the Green Belt and contrary to the purpose of the Green Belt

of protecting the countryside from encroachment. Very special circumstances justifying inappropriate development in the Green Belt do not exist. The proposal is therefore contrary to policy CP8 of the Bath and North East Somerset Core Strategy (2014), saved policy GB.2 of the Bath and North East Somerset Local Plan (2007) and guidance in the National Planning Policy Framework.

2 The proposed development, including the removal of a significant length of the front boundary hedgerow, is deemed to adversely affect the natural beauty of the landscape of the Cotswolds Area of Outstanding Natural Beauty. The proposal is therefore contrary to saved policy NE.2 of the Bath and North East Somerset Local Plan (2007).

3 The site is located outside of the identified housing development boundary for the village of Freshford. The proposals do not provide essential accommodation for rural workers and there are no other special circumstances to justify the development. The proposals are therefore contrary to saved policy HG.6 of the Bath and North East Somerset Local Plan adopted October 2007.

4 The proposed site does not represent an 'infill site' as defined by the Freshford & Limpley Stoke Neighbourhood Plan 2014 - 2039 and therefore the proposal is contrary to the stated Housing Policy within this document.

#### **PLANS LIST:**

Existing Block Plan, drawing number CCC-2 dated 14 March 2016  
Proposed Floor Plan, drawing number CCC-4 dated 14 March 2016  
Proposed South and East Elevations, drawing number CCC-5 dated 14 March 2016  
Proposed Sections A-A, drawing number CCC-7 dated 14 March 2016  
Proposed Sections B-B, drawing number CCC-8 dated 14 March 2016  
Existing and Proposed Location Plan, drawing number CCC-1A dated 30 March 2016  
North and West Elevations as Proposed, drawing number CCC-6A dated 30 March 2016  
Block Plan as Proposed, drawing number CCC-3A dated 14 April 2016  
New Driveway Details as Proposed, drawing number CCC-10 dated 14 April 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. Notwithstanding informal advice offered by the Local Planning Authority the submitted application was unacceptable for the stated reasons and the applicant was advised that the application was to be recommended for refusal. Despite this the applicant chose not to withdraw the application and having regard to the need to avoid unnecessary delay the Local Planning Authority moved forward and issued its decision. In considering whether to prepare a further application the applicant's attention is drawn to the original discussion/negotiation.

<b>Item No:</b>	05	
<b>Application No:</b>	16/02046/FUL	
<b>Site Location:</b>	Richmond Lodge, Weston Park, Upper Weston, Bath	
<b>Ward:</b> Weston	<b>Parish:</b> N/A	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application	

<b>Proposal:</b>	Erection of 1no cottage and 2no town houses following demolition of existing dwelling and 2no garages
<b>Constraints:</b>	Affordable Housing, Article 4, Conservation Area, Hotspring Protection, MOD Safeguarded Areas, SSSI - Impact Risk Zones, World Heritage Site,
<b>Applicant:</b>	Mr Matthew Davies
<b>Expiry Date:</b>	21st June 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 construction of the external surfaces a schedule of materials and finishes to be used in the construction of the external surfaces, including roofs, shall be 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: The proposed dwellings will be constructed adjacent to a Grade II listed building within the Conservation Area. Details of materials are required to ensure that the development will preserve the character of the Conservation Area and setting of the nearby listed building in accordance with policy Bh.2 and Bh.6 of the local plan.

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  
Ground floor plan RICH2/a  
Proposed Mews House elevations RICH4/A  
Proposed Mews House Plans RICH5/A  
Existing site and block plan RH1a/A  
2No. New Town Houses RICH1/A  
2No. New Town Houses RICH3/a  
Proposed site and block plan RHplan5/C  
Street-scene elevation to Weston Lane RICH6/a  
Existing street-scene elevation to Weston Lane RICH7/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. 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>	06	
<b>Application No:</b>	16/01221/FUL	
<b>Site Location:</b>	15 Kenilworth Close, Keynsham, Bristol, Bath And North East Somerset	
<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 1no two bed dwelling.	
<b>Constraints:</b>	Affordable Housing, Airport Safeguarding Zones, Agric Land Class 3b,4,5, Forest of Avon, Housing Development Boundary, SSSI - Impact Risk Zones,	
<b>Applicant:</b>	Mr M Alexander	
<b>Expiry Date:</b>	4th July 2016	
<b>Case Officer:</b>	Emma Watts	

## **DECISION PERMIT**

### **1 Standard Time Limit (Compliance)**

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

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

### **2 Materials (Compliance)**

All external walling and roofing materials to be used shall match those of the existing building known as 15 Kenilworth Close in respect of type, size, colour, pointing, coursing, jointing, profile and texture.

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

### **3 Parking (Compliance)**

The areas allocated for parking on the submitted plan shall be kept clear of obstruction and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

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



**4 Bound/Compacted Vehicle Access and Parking Area (Pre-occupation)**

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

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

**5 Removal of Permitted Development Rights - No extensions or alterations (Compliance)**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) 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 because of the size of the site.

**6 Plans List (Compliance)**

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

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

**PLANS LIST:**

This decision relates to the following drawings and information: R1006/2, R1006/4, Cycle Locker Detail and Design and Access Statement received 14/03/2016, R1006/03 Revision A and R1006/05 Revision A received 03/05/2016 and R1006/01 Revision A received 06/06/2016.

You are advised that as of 6 April 2015, the Bath & North East Somerset Community Infrastructure Levy (CIL) Charging Schedule came into effect. Full details about the CIL Charge including, amount and process for payment will be sent out in a CIL Liability Notice which you will receive shortly. Further details are available here: [www.bathnes.gov.uk/cil](http://www.bathnes.gov.uk/cil)

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>	07
<b>Application No:</b>	16/01046/FUL
<b>Site Location:</b>	Rosewell, Farrington Road, Paulton, Bristol
<b>Ward:</b> Paulton	<b>Parish:</b> Paulton <b>LB Grade:</b> N/A

<b>Application Type:</b>	Full Application
<b>Proposal:</b>	Erection of 2 storey rear extension and loft conversion (Resubmission of 15/05393/FUL)
<b>Constraints:</b>	Affordable Housing, Agric Land Class 1,2,3a, Coal - Standing Advice Area, Forest of Avon, Housing Development Boundary, SSSI - Impact Risk Zones,
<b>Applicant:</b>	Mr & Mrs Hyde
<b>Expiry Date:</b>	27th May 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 All external walling and roofing materials to be used shall be as stated on the application form received 04/03/2016 or shall match those of the existing building in respect of type, size, colour, pointing, coursing, jointing, profile and texture.

Reason: In the interests of the appearance of the development and the surrounding. To comply with Policy D.4 of the Bath and North East Somerset Local Plan 2007.

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:**

This decision relates to the following drawings: 1115/003/002 received 04/03/2016 and 1115/003-001 Revision D, 1115/003/003 Revision F, 1115/003/004 Revision E, 1115/003/005 Revision D, 1115/003/006 Revision D received 23/05/2016.

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. 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.