

## DEVELOPMENT MANAGEMENT COMMITTEE

### Minutes of the Meeting held

Wednesday, 24th August, 2016, 2.00 pm

Councillor Rob Appleyard	-	Bath & North East Somerset Council
Councillor Jasper Martin Becker	-	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 Neil Butters (in place of Councillor Paul Crossley)	-	Bath & North East Somerset Council
Councillor Vic Pritchard (in place of Councillor Matthew Davies)	-	Bath & North East Somerset Council

#### 33 EMERGENCY EVACUATION PROCEDURE

The Democratic Services Officer read out the emergency evacuation procedure.

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

A Vice Chairman was not required on this occasion.

#### 35 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

The following apologies for absence were received:

Councillor Paul Crossley – Councillor Neil Butters acted as substitute  
Councillor Matthew Davies – Councillor Vic Pritchard acted as substitute

#### 36 DECLARATIONS OF INTEREST

There were no declarations of interest.

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

There was no urgent business.

#### 38 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.

## 39 ITEMS FROM COUNCILLORS AND CO-OPTED MEMBERS

The Chairman informed members that the time of the meeting to be held on 19 October 2016 had been changed due to the Special Cabinet meeting also taking place that day. The meeting will now start at 12 noon to enable members to attend both meetings if they wished to do so.

## 40 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 27 July 2016 were confirmed and signed as a correct record.

## 41 SITE VISIT LIST - APPLICATIONS FOR PLANNING PERMISSION ETC FOR DETERMINATION BY THE COMMITTEE

The Committee considered:

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

### Item No. 1 (Site Visit List)

**Application No. 16/01581/FUL**

**Site Location: 104 Faulkland View, Peasedown St John, BA2 8TQ**

### Item No. 1 (Main Plans List)

**Application No. 16/01580/FUL**

**Site Location: 106 Faulkland View, Peasedown St John, BA2 8TQ**

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

The registered speaker, Councillor Sarah Bevan, declared a disclosable pecuniary interest in these applications as her property was next door to 104 Faulkland View and would be affected by any decision made by the Committee. Councillor Bevan made a statement against the applications in her capacity as a private individual and then went on to speak against the applications in her capacity as Ward Councillor.

Officers explained that the proposal at 106 Faulkland View to introduce further hardstanding had been withdrawn. The application now proposed the extension of the garage to allow space for a car by removing the storage area at the rear. This would mean that there would be space for one vehicle in the garage and for one vehicle in front of the garage.

In response to a question from Councillor Jackson officers informed members that the Parish Plan for Peasedown St John relating to lorry parking would be a material

consideration but would carry little weight.

In response to a question from Councillor Butters officers explained that if permission were granted there would be a condition requesting that the garage be used principally for that purpose. If there was subsequently any other unauthorised use this would be investigated. Officers also confirmed that any problems caused to the damp course by this development would be a building control and not a planning issue.

Councillor Kew was minded to permit the applications as solutions could be found to resolve any damp course problems. He felt that there would be no loss of off street parking.

Councillor Kew moved to grant planning permission for both applications and this was seconded by Councillor Organ.

On being put to the vote it was **RESOLVED**:

- (1) By 6 votes for, 3 votes against and 1 abstention to **PERMIT** the application for 104 Faulkland View subject to conditions.
- (2) By 6 votes for, 2 votes against and 2 abstentions to **PERMIT** the application for 106 Faulkland View subject to conditions.

## 42 **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 item 16/01609/FUL attached as *Appendix 3* to these minutes.
- Oral statements by members of the public and representatives. A copy of the speakers' list is attached as *Appendix 1* to these minutes.

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

### **Item No. 2**

#### **Application No. 16/01609/FUL**

**Site Location: Castle Farm Barn, Midford Road, Bath – Change of use of agricultural barns to a flexible commercial use comprising farm shop and café**

The Case Officer reported on the application and her recommendation to grant planning permission. She informed the Committee that the wording of conditions 5 and 6 had now been revised.

The registered speaker spoke in favour of the application.

Councillor Butters stated that although Southstoke Parish Council had decided not to speak at this meeting they still did not support this application. It would be unsightly and inappropriate in this greenbelt location. The access was via a main road with poor visibility. Councillor Butters asked that this application be considered alongside the application for a 4 bed dwelling on the same site and suggested that a site visit should take place.

Officers advised the Committee not to amend the opening hours as mentioned by the applicant as this would require further consideration. If different opening hours were required in due course then a further application could be made at a future date.

Councillor Jackson pointed out that there was currently outline planning permission for the 4 bed dwelling with only the reserved matters still to be agreed. She felt that this application should be considered in its own right and noted that farms have the right to diversify.

Councillor Jackson then moved that planning permission be granted subject to the conditions set out in the officer report (as updated). This was seconded by Councillor Kew.

In response to a question from Councillor Pritchard officers explained that the farm used poly-tunnels to cultivate their produce all year round.

Councillor Roberts then asked further questions regarding the irrigation system and the application for the dwelling. She felt that a site visit would be helpful in this instance.

Councillors Jackson and Kew then agreed to withdraw their motion to enable a vote to be taken on the site visit proposal.

Councillor Butters moved that consideration of this application be deferred pending a site visit. This was seconded by Councillor Roberts.

The motion was put to the vote and there were 4 votes for, 5 votes against and 1 abstention. The motion was therefore **LOST**.

Councillor Jackson then moved that planning permission be granted subject to the conditions set out in the officer report (as updated). This was seconded by Councillor Kew.

The motion was put to the vote and it was **RESOLVED** by 5 votes for, 2 votes against and 3 abstentions to **PERMIT** the application subject to conditions.

### **Item No. 3**

#### **Application No. 16/02798/FUL**

**Site Location: 65 Canons Close, Southdown, Bath, BA2 2LN – Change of use from 4 bed HMO (C4) to 7 bed HMO (Sui Generis). Associated internal alterations including erection of partition walls, works to porch, new door and window, and change of wall structures to rear conservatory**

The Case Officer reported on the application and her recommendation to grant planning permission. She also stated that if planning permission were to be granted an additional condition would be added to limit the number of residents at the premises.

It was confirmed that the conservatory would remain as part of the shared reception area.

Councillor Roberts pointed out that there was a proposal to withdraw Council subsidy for one of the bus routes that served Rush Hill.

Councillor Appleyard moved that planning permission be granted subject to the conditions outlined in the officer report and the removal of the word “unrelated” from the occupancy condition to ensure that occupancy is limited to 7 persons only. This was seconded by Councillor Kew.

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

#### **Item No. 4**

##### **Application No. 16/02530/FUL**

**Site Location: 23 Lymore Avenue, Twerton, Bath, BA2 1BA – Demolition of existing single storey rear extension and erection of side and rear single storey extension**

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

Councillor June Player, local ward member, spoke against the application.

Councillor Jackson stated that the kitchen looked to be very small. Officers explained that any issues relating to this could be dealt with by building control and/or environmental health as necessary.

Councillor Appleyard noted the large number of student accommodation in Lymore Avenue and the Council’s HMO policy. As this house was already an HMO he felt that it would be difficult to refuse the application and moved that planning permission be granted subject to conditions.

Officers suggested that a condition could be included to limit numbers to no more than 6 residents.

Councillor Pritchard stated that he felt there was too much student accommodation in this area and that this application, if permitted, would be to the detriment of the neighbouring property. There was adequate dedicated student accommodation in Bath and any further provision should be controlled. He then moved that the application be refused.

Officers explained that if the Committee wished to refuse the application it would have to demonstrate that just one additional bedroom was harmful.

Councillor Jackson then moved that consideration of this application be deferred

pending a site visit. This was seconded by Councillor Kew.

The motion was put to the vote and it was **RESOLVED** by 6 votes for, 2 votes against and 2 abstentions to **DEFER** consideration of this application pending a site visit.

**Item No. 5**

**Application No. 16/00847/FUL**

**Site Location: 27 Albert Road, Keynsham, BS31 1AA**

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

The registered speakers spoke in favour of the application.

Councillor Organ pointed out that although this was a retrospective application, he felt that it had not had any major effect in the locality. Officers confirmed that if the business developed further and any extension was required then the applicant would be required to seek further planning permission to do this.

In response to a question from Councillor Kew officers explained that any changes to this property and the business, such as employing other people, extending the building, how the building was used etc would be considered on their own merits.

Councillor Organ moved that permission be granted subject to the conditions outlined 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. 16/02107/LBA**

**Site Location: Under the Hill, Weston Road, Lower Weston, Bath**

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

The registered speaker spoke in favour of the application.

Councillor Pritchard read out a statement on behalf of the ward councillor, Councillor Matthew Davies, in favour of the application.

In response to questions the Case Officer confirmed that there would be no loss of cornicing as a result of this application. It was also confirmed that from the front to the middle room was open plan. Officers explained that the property was listed alongside Briar House as it typified a domestic historic late Georgian building.

Councillor Jackson felt that the wedding doors should be preserved to retain the character of the dwelling. She stated that the proposed pair of wedding doors would dominate the room and be out of proportion. She then moved that the application be refused. This was seconded by Councillor Appleyard.

Councillor Kew stated that this application would not cause irrevocable harm and would facilitate modern living requirements. He also noted that Bath Preservation Trust had raised no objection.

The motion was then put to the vote and there were 4 votes for, 5 votes against and 1 abstention. The motion was therefore **LOST**.

Councillor Kew then moved that authority be delegated to officers to permit planning permission subject to conditions. This was seconded by Councillor Organ.

The motion was put to the vote and it was **RESOLVED** by 5 votes for, 4 votes against and 1 abstention to **DELEGATE TO PERMIT** planning permission subject to conditions.

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

The Committee considered the latest appeals report.

**RESOLVED** to **NOTE** the report.

**44 QUARTERLY PERFORMANCE REPORT APRIL - JUNE 2016**

The Committee considered the quarterly performance report from April to June 2016.

It was noted that the enforcement team was now fully staffed and that there was a triage system in place to deal with enforcement cases.

**RESOLVED** to **NOTE** the report.

The meeting ended at 3.55 pm

Chair .....

Date Confirmed and Signed .....

**Prepared by Democratic Services**

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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 24 AUGUST 2016**

<b>A. SITE VISIT LIST</b>			
<b>ITEM NO.</b>	<b>SITE NAME</b>	<b>SPEAKER</b>	<b>FOR/AGAINST</b>
1	104 Faulkland View, Peasedown St John	Councillor Sarah Bevan	Against

<b>B. MAIN PLANS LIST</b>			
<b>ITEM NO.</b>	<b>SITE NAME</b>	<b>SPEAKER</b>	<b>FOR/AGAINST</b>
1	106 Faulkland View, Peasedown St John	Councillor Sarah Bevan	Against
2	Castle Farm Barn, Midford Road, Bath	Mark Edwards – Applicant	For
4	23 Lymore Avenue, Twerton, Bath	Councillor June Player	Against
5	27 Albert Road, Keynsham	Craig Denning	For (To share 3 mins)
		John Casselden (Architect)	For (To share 3 mins)
6	Under the Hill, Weston Road, Lower Weston, Bath	Bob Goodman (Agent)	For

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

**24th August 2016**

**SITE VISIT DECISIONS**

<b>Item No:</b>	001	
<b>Application No:</b>	16/01581/FUL	
<b>Site Location:</b>	104 Faulkland View, Peasedown St. John, Bath, Bath And North East Somerset	
<b>Ward:</b> Peasedown St John	<b>Parish:</b> Peasedown St John	<b>LB</b>
<b>Grade:</b> N/A		
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Erection of a single storey extension to garage.	
<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 Griffiths	
<b>Expiry Date:</b>	30th June 2016	
<b>Case Officer:</b>	Chloe Buckingham	

**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 permissions.

**2 Highways - Garages (Compliance)**

The garage hereby approved shall be retained for the garaging of private motor vehicles associated with the dwelling and ancillary domestic storage and for no other purpose.

Reason: To ensure adequate off-street parking provision is retained in accordance with Policy T.26 of the Bath and North East Somerset Local Plan.

**3 Plans List (Compliance)**

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

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

**PLANS LIST:**

This decision relates to the Location Plan, the Existing and Proposed Site Plan and the Existing and Proposed Floor Plans and Elevations (16021\_P1 Rev D) received by the Council on 23rd August 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.

### **Condition Categories**

The heading of each condition gives an indication of the type of condition and what is required by it. There are 4 broad categories:

**Compliance** - The condition specifies matters to which you must comply. These conditions do not require the submission of additional details and do not need to be discharged.

**Pre-commencement** - The condition requires the submission and approval of further information, drawings or details before any work begins on the approved development. The condition will list any specific works which are exempted from this restriction, e.g. ground investigations, remediation works, etc.

**Pre-occupation** - The condition requires the submission and approval of further information, drawings or details before occupation of all or part of the approved development.

**Bespoke Trigger** - The condition contains a bespoke trigger which requires the submission and approval of further information, drawings or details before a specific action occurs.

Please note all conditions should be read fully as these headings are intended as a guide only.

Where approval of further information is required you will need to submit a conditions application and pay the relevant fee, details of the fee can be found on the "what happens after permission" pages of the Council's Website. You can submit your conditions application via the Planning Portal at [www.planningportal.co.uk](http://www.planningportal.co.uk) or send it direct to [planning\\_registration@bathnes.gov.uk](mailto:planning_registration@bathnes.gov.uk). Alternatively this can be sent by post to The Planning Registration Team, Planning Services, Lewis House, Manvers Street, Bath, BA1 1JG.

**BATH AND NORTH EAST SOMERSET COUNCIL**

**Development Management Committee**

**Date 24<sup>th</sup> August 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>
2	16/01609/FUL	Castle Farm Barn Midford Road Bath BA2 7BU

A consultation response has been received from the planning policy officer making the following comments;

Planning policy:

This change of use proposal is in conformity with Policy ET.8 (Farm Diversification) of the Local Plan in that it reuses an existing building and will not (due to its small scale, proposed use, and distance to other centres) result in a dispersal of activity that prejudices village viability.

The proposal is also considered to be in conformity with Policy RE3 of the draft Placemaking Plan.

Recommendation

As in the main report

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

**24th August 2016**

**DECISIONS**

<b>Item No:</b>	01	
<b>Application No:</b>	16/01580/FUL	
<b>Site Location:</b>	106 Faulkland View, Peasedown St. John, Bath, Bath And North East Somerset	
<b>Ward:</b> Peasedown St John	<b>Parish:</b> Peasedown St John	<b>LB</b>
<b>Grade:</b> N/A		
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Erection of a single storey extension to garage and inclusion of parking space to the front.	
<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 Palmer	
<b>Expiry Date:</b>	30th June 2016	
<b>Case Officer:</b>	Chloe Buckingham	

**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 permissions.

**2 Parking (Compliance)**

The areas allocated for parking and turning 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 and turning areas 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.

**3 Parking (Bespoke)**

Within two months of the commencement of development the existing internal store shall be demolished to enable the garage be constructed with a minimum internal length of 4.8m as shown on the approved drawings.

Reason: To ensure that the proposed garage is of sufficient length to satisfactorily accommodate a motor vehicle in the interests of residential amenity and highway safety.

#### **4 Highways - Garages (Compliance)**

The garage hereby approved shall be retained for the garaging of private motor vehicles associated with the dwelling and ancillary domestic storage and for no other purpose.

Reason: To ensure adequate off-street parking provision is retained in accordance with Policy T.26 of the Bath and North East Somerset Local Plan.

#### **5 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 Location Plan and the Existing and Proposed Site Plan, Floor Plans and Elevations (16020\_P1 Rev D) received by the Council on 23rd August 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.

#### **Condition Categories**

The heading of each condition gives an indication of the type of condition and what is required by it. There are 4 broad categories:

Compliance - The condition specifies matters to which you must comply. These conditions do not require the submission of additional details and do not need to be discharged.

Pre-commencement - The condition requires the submission and approval of further information, drawings or details before any work begins on the approved development. The condition will list any specific works which are exempted from this restriction, e.g. ground investigations, remediation works, etc.

Pre-occupation - The condition requires the submission and approval of further information, drawings or details before occupation of all or part of the approved development.

Bespoke Trigger - The condition contains a bespoke trigger which requires the submission and approval of further information, drawings or details before a specific action occurs.



Please note all conditions should be read fully as these headings are intended as a guide only.

Where approval of further information is required you will need to submit a conditions application and pay the relevant fee, details of the fee can be found on the "what happens after permission" pages of the Council's Website. You can submit your conditions application via the Planning Portal at [www.planningportal.co.uk](http://www.planningportal.co.uk) or send it direct to [planning\\_registration@bathnes.gov.uk](mailto:planning_registration@bathnes.gov.uk). Alternatively this can be sent by post to The Planning Registration Team, Planning Services, Lewis House, Manvers Street, Bath, BA1 1JG.

<b>Item No:</b>	02	
<b>Application No:</b>	16/01609/FUL	
<b>Site Location:</b>	Castle Farm Barn, Midford Road, Midford, Bath	
<b>Ward:</b> Bathavon South	<b>Parish:</b> South Stoke	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Change of use of agricultural barns to a flexible commercial use comprising farm shop and cafe.	
<b>Constraints:</b>	Affordable Housing, Agric Land Class 1,2,3a, Area of Outstanding Natural Beauty, Greenbelt, MOD Safeguarded Areas, SSSI - Impact Risk Zones, Water Source Areas,	
<b>Applicant:</b>	Mr Mark Edwards	
<b>Expiry Date:</b>	22nd June 2016	
<b>Case Officer:</b>	Alice Barnes	

## **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 Time limit (Compliance)**

The use hereby approved shall not be carried on and no customer shall be served or remain on the premises outside the hours of 11:00 and 17:00.

Reason: To safeguard the amenities of nearby occupiers in accordance with Policy D.2 of the Bath and North East Somerset Local Plan.

### **3 Use (Compliance)**

The proposed use hereby permitted shall not be used other than for purposes ancillary to the existing farm operations at Castle Farm Barn and shall remain within the red line shown on the submitted block plan.

Reason: The proposed use is considered to be acceptable on the scale outlined by the application. Any increase in the size of the operation could have a detrimental impact on highway safety and the openness of the green belt.

#### **4 Highways (prior to commencement)**

No development shall commence until details of the works of the cutting back and maintenance of the hedgerow to the east of the vehicle entrance shall be submitted to and approved in writing by the local planning authority

Reason: In the interests of highway safety.

#### **5 Highways (Compliance)**

Prior to the occupation of the cafe confirmation that the works to the hedgerow have been carried out in accordance with the details approved and shall be submitted in writing to the local planning authority

Reason: In the interests of highway safety.

#### **6 Highways (Compliance)**

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

Reason: In the interests of highway safety.

#### **7 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:**

Site location plan  
Block plan  
Cafe layout plan

#### **Advice note:**

It is recommend by the highways officer that the existing hedgerow to the east of the site is trimmed back to maximise visibility to the east.

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.

## Condition Categories

The heading of each condition gives an indication of the type of condition and what is required by it. There are 4 broad categories:

**Compliance** - The condition specifies matters to which you must comply. These conditions do not require the submission of additional details and do not need to be discharged.

**Pre-commencement** - The condition requires the submission and approval of further information, drawings or details before any work begins on the approved development. The condition will list any specific works which are exempted from this restriction, e.g. ground investigations, remediation works, etc.

**Pre-occupation** - The condition requires the submission and approval of further information, drawings or details before occupation of all or part of the approved development.

**Bespoke Trigger** - The condition contains a bespoke trigger which requires the submission and approval of further information, drawings or details before a specific action occurs.

Please note all conditions should be read fully as these headings are intended as a guide only.

Where approval of further information is required you will need to submit a conditions application and pay the relevant fee, details of the fee can be found on the "what happens after permission" pages of the Council's Website. You can submit your conditions application via the Planning Portal at [www.planningportal.co.uk](http://www.planningportal.co.uk) or send it direct to [planning\\_registration@bathnes.gov.uk](mailto:planning_registration@bathnes.gov.uk). Alternatively this can be sent by post to The Planning Registration Team, Planning Services, Lewis House, Manvers Street, Bath, BA1 1JG.

<b>Item No:</b>	03	
<b>Application No:</b>	16/02798/FUL	
<b>Site Location:</b>	65 Canons Close, Southdown, Bath, Bath And North East Somerset	
<b>Ward:</b> Odd 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 4 bed HMO (C4) to 7 bed HMO (Sui Generis). Associated internal alterations including erection of partition walls, works to porch, new door and window, and change of wall structures to rear conservatory.	
<b>Constraints:</b>	Affordable Housing, Agric Land Class 3b,4,5, Forest of Avon, Hotspring Protection, MOD Safeguarded Areas, SSSI - Impact Risk Zones, World Heritage Site,	
<b>Applicant:</b>	Mr James Thomas	
<b>Expiry Date:</b>	10th August 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 materials to be used shall match those of the existing building type, size, colour, pointing, coursing, jointing 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 parking area shown on the proposed block plan shall be kept clear of obstruction and shall not be used at any time other than for the parking of vehicles in connection with the development hereby permitted.

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

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

No occupation of the development shall commence until bicycle storage for at least four bicycles has been provided in accordance with the details shown on drawing No. 006. The bicycle storage shall be retained permanently thereafter.

Reason: To secure adequate off street parking provision for bicycles and to promote sustainable transport use in accordance with Policy T.26 of the Bath and North East Somerset Local Plan.

### **5 Occupant Numbers (Compliance)**

The occupation of the property known as 65 Canons Close shall be limited to a total of seven persons only.

Reason: In order to protect the residential amenities of neighbouring occupiers in accordance with Policy HG.12 of the Bath and North East Somerset Local Plan.

### **6 Plans List (Compliance)**

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

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

## PLANS LIST:

This decision relates to the following drawings: 001, 002, 003, 004 received 03/06/2016 and 006 received 09/08/2016.

### Condition Categories

The heading of each condition gives an indication of the type of condition and what is required by it. There are 4 broad categories:

**Compliance** - The condition specifies matters to which you must comply. These conditions do not require the submission of additional details and do not need to be discharged.

**Pre-commencement** - The condition requires the submission and approval of further information, drawings or details before any work begins on the approved development. The condition will list any specific works which are exempted from this restriction, e.g. ground investigations, remediation works, etc.

**Pre-occupation** - The condition requires the submission and approval of further information, drawings or details before occupation of all or part of the approved development.

**Bespoke Trigger** - The condition contains a bespoke trigger which requires the submission and approval of further information, drawings or details before a specific action occurs.

Please note all conditions should be read fully as these headings are intended as a guide only.

Where approval of further information is required you will need to submit a conditions application and pay the relevant fee, details of the fee can be found on the "what happens after permission" pages of the Council's Website. You can submit your conditions application via the Planning Portal at [www.planningportal.co.uk](http://www.planningportal.co.uk) or send it direct to [planning\\_registration@bathnes.gov.uk](mailto:planning_registration@bathnes.gov.uk). Alternatively this can be sent by post to The Planning Registration Team, Planning Services, Lewis House, Manvers Street, Bath, BA1 1JG.

### Decision Making 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. 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>	04	
<b>Application No:</b>	16/02530/FUL	
<b>Site Location:</b>	23 Lymore Avenue, Twerton, Bath, Bath And North East Somerset	
<b>Ward:</b> Westmoreland	<b>Parish:</b> N/A	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application	

<b>Proposal:</b>	Demolition of existing single storey rear extension and erection of side and rear, single storey extension
<b>Constraints:</b>	Affordable Housing, Agric Land Class 3b,4,5, Article 4, Forest of Avon, HMO Stage 2 test required, Hotspring Protection, MOD Safeguarded Areas, SSSI - Impact Risk Zones, World Heritage Site,
<b>Applicant:</b>	Mr & Mrs Chris and Josephine Vercoe
<b>Expiry Date:</b>	16th July 2016
<b>Case Officer:</b>	Jessica Robinson

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

<b>Item No:</b>	05
<b>Application No:</b>	16/00847/FUL
<b>Site Location:</b>	27 Albert Road, 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 single storey side extension to existing garage.
<b>Constraints:</b>	Affordable Housing, Airport Safeguarding Zones, Agric Land Class 3b,4,5, Forest of Avon, Housing Development Boundary, LLFA - Flood Risk Management, SSSI - Impact Risk Zones,
<b>Applicant:</b>	Mrs Gemma Cozzubbo
<b>Expiry Date:</b>	10th June 2016
<b>Case Officer:</b>	Rachel Tadman

**DECISION PERMIT**

**1 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 drawing nos 16.209/01, 16.209/02, Site Location Plan

**INFORMATIVE:**

The current commercial use of part of the outbuilding has not been considered to represent a material change of use and is ancillary to the main residential use of the site. However the Applicant should be aware that if the commercial expands, employs staff on

a regular basis or extends its hours it is likely that a material change of use will have occurred for which planning permission will be required.

**Decision Making 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 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>	16/02107/LBA	
<b>Site Location:</b>	Under The Hill, Weston Road, Lower Weston, Bath	
<b>Ward:</b> Weston	<b>Parish:</b> N/A	<b>LB Grade:</b> II
<b>Application Type:</b>	Listed Building Consent (Alts/exts)	
<b>Proposal:</b>	Internal alterations for a new opening between the living and family rooms (on ground floor level) to incorporate a set of double 'wedding' doors.	
<b>Constraints:</b>	Affordable Housing, Agric Land Class 3b,4,5, Article 4, Conservation Area, Forest of Avon, Hotspring Protection, Listed Building, MOD Safeguarded Areas, SSSI - Impact Risk Zones, Tree Preservation Order, World Heritage Site,	
<b>Applicant:</b>	Ms McWilliams	
<b>Expiry Date:</b>	24th June 2016	
<b>Case Officer:</b>	Suzanne D'Arcy	

**DECISION**    CONSENT

**1 Time Limit - Listed Building Consent (Compliance)**

The works hereby approved shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

**2 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 drawings numbered 5791-1, -2, -3 and -4, received by the Council on 29th 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. Whilst the application was recommended for refusal the Development Management Committee found the proposal acceptable and granted listed building consent.

### **Condition Categories**

The heading of each condition gives an indication of the type of condition and what is required by it. There are 4 broad categories:

**Compliance** - The condition specifies matters to which you must comply. These conditions do not require the submission of additional details and do not need to be discharged.

**Pre-commencement** - The condition requires the submission and approval of further information, drawings or details before any work begins on the approved development. The condition will list any specific works which are exempted from this restriction, e.g. ground investigations, remediation works, etc.

**Pre-occupation** - The condition requires the submission and approval of further information, drawings or details before occupation of all or part of the approved development.

**Bespoke Trigger** - The condition contains a bespoke trigger which requires the submission and approval of further information, drawings or details before a specific action occurs.

Please note all conditions should be read fully as these headings are intended as a guide only.

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