

DEVELOPMENT MANAGEMENT COMMITTEE

Minutes of the Meeting held

Wednesday, 21st September, 2016, 2.00 pm

Councillors: Sally Davis (Chair), Rob Appleyard, Jasper Becker, Matthew Davies, Liz Hardman (in place of Eleanor Jackson), Les Kew, Caroline Roberts, Will Sandry (in place of Paul Crossley), David Veale, Martin Veal (in place of Bryan Organ)

45 EMERGENCY EVACUATION PROCEDURE

The Democratic Services Officer read out the emergency evacuation procedure.

46 ELECTION OF VICE CHAIRMAN (IF DESIRED)

A Vice Chairman was not required on this occasion.

47 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from:

Councillor Paul Crossley (substitute Councillor Will Sandry)
Councillor Eleanor Jackson (substitute Councillor Liz Hardman)
Councillor Bryan Organ (substitute Councillor Martin Veal)

48 DECLARATIONS OF INTEREST

Councillor Matthew Davies made a declaration in relation to item number 9 of the applications for planning permission report (63 Purlewent Drive, Upper Weston, Bath). He stated that he had objected to this application and would therefore speak in his capacity as a Ward Member and then withdraw from the meeting when the item was discussed.

Councillor Rob Appleyard made a declaration in relation to item number 1 of the applications for planning permission report (Former GWR Railway Line, Frome Road, Radstock). Councillor Appleyard stated that he is a non-executive director of the Curo Board and although Curo did not have any connection to this particular phase of the development he would not vote on the application.

49 TO ANNOUNCE ANY URGENT BUSINESS AGREED BY THE CHAIRMAN

There was no urgent business.

50 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.

51 ITEMS FROM COUNCILLORS AND CO-OPTED MEMBERS

The Chairman informed members that item 10 of the planning applications report (Church Farm Derelict Property, Church Hill, High Littleton) had been withdrawn from the agenda.

She also asked members to note that the annual tour of completed development sites would take place on 7 October 2016.

52 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 24 August 2016 were confirmed and signed as a correct record.

53 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.
- Oral statements by local ward councillors. 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. 16/02530/FUL

Site Location: 23 Lymore Avenue, Twerton, Bath – 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.

Councillors June Player and Colin Blackburn, local ward members, spoke against the application.

Officers clarified that no precedent would be set by a decision on this item as each planning application should be considered on its own merits.

Councillor Roberts moved that the application be refused due to the adverse impact on the neighbouring amenity and street scene. She stated that there were a large number of extensions and loft conversions in this area and gardens were becoming smaller. If this continued it could lead to more HMOs in the area. The motion was seconded by Councillor Matthew Davies.

Councillor Kew understood the concerns of the local members and residents; however, he felt that there was little difference between this house and others in the area. He could not support refusal and agreed with the officer recommendation to grant planning permission.

Councillor Sandry felt that if this were an application to create a new HMO then it would now be refused. The materials to be used were not very thoughtful and the extension appeared quite large.

Officers pointed out that the extension was flat roof only and so should not greatly affect the street scene and that natural stone was proposed for the walling. The Group Manager also advised that the degree of projection beyond the rear of the neighbouring property was not significant enough to result in significant harm to neighbouring amenity.

The motion was put to the vote and it was **RESOLVED** by 6 votes for and 4 votes against to **REFUSE** the application due to the adverse impact on the neighbouring amenity and street scene.

54 **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, 2, 7, 8 and 9 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 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. 16/1016/RES

Site Location: Former GWR Railway Line, Frome Road, Radstock – Approval of reserved matters in relation to outline application 13/02436/EOUT for access, appearance, layout, scale and landscaping for area 1 (phase 3 of the development)

The Case Officer reported on the application and his recommendation to grant planning permission. He confirmed that amended plans had now been received showing that natural stone will be used on primary elevations and the chimneys. He explained that the exact area of the public square was currently unclear but that this should not affect consideration of the application.

The registered speakers spoke for and against the application.

In response to questions regarding parking for the development the Case Officer confirmed that some of the car parks shown on the plan were not public car parks. However, the car parks that could most easily be used by residents were the Waterloo Road car park and the car park near the library. These were both large car parks which normally have availability. There was a shortfall of 10 spaces for the development in terms of each dwelling having a parking space, it is in a town centre location and is a highly sustainable development with excellent access to public transport. The Case Officer gave full details of all car parks in the vicinity and the number of spaces in each including disabled parking. He explained that there was no scope to undertake further studies regarding parking. He stated that there were a substantial amount of car parking spaces in the area and that the development would not have a severe impact on parking in this location as there was adequate capacity.

In response to a question regarding land ownership for the public open space the Case Officer stated that discussions between the developer and the Co-op who owned the land were ongoing. However, this would not prevent the development from going ahead.

Councillor Sandry moved that planning permission be granted subject to the conditions outlined in the officer report. He felt that the parking was adequate and that the development would be positive for Radstock.

Councillor Kew seconded the motion stating that he felt traffic movement was good and that there would be ample parking space.

Councillor Hardman stated that she still believed parking was an issue and that there was a shortfall of 95 spaces. An appropriate level of car parking should be provided before permitting the application. She pointed out that the view of the Highways Team was that the proposed parking provision was inadequate. She also stated that parking was problematic during the working day and asked the Committee to refuse the application.

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

Note: Councillor Appleyard withdrew from the meeting while this application was considered.

Item No. 2

Application No. 16/03359/FUL

Site Location: Bath Sea Cadet Corps, St John's Road, Bathwick, Bath, BA2 6PX – Mixed use development comprising replacement accommodation for the Sea Cadets with student accommodation (18 Studios) following demolition of existing buildings

The Case Officer reported on the application and his recommendation to grant planning permission. He pointed out that he would add to the conditions the advice note regarding urban gulls.

The registered speakers spoke for and against the application.

A statement was read out on behalf of the local ward member, Councillor Peter Turner in support of the application.

The Case Officer then responded to a number of questions from members as follows:

- Although it would be possible to look into the neighbouring garden from the flat roof area this would only be used for maintenance purposes.
- Communal waste facilities would be provided for the student accommodation and a bin store was indicated on the plans.
- There was short stay parking in the area but no on-site parking. This would be controlled by the student management plan which would be in place. The access to the property was for pedestrians only.
- The proposed footprint of the new building was slightly larger than before; however, the new building would be taller. The development was not intended to intensify the use of the accommodation but to upgrade it.

Councillor Appleyard stated that he was sympathetic to the proposed changes. There was a balance to be struck between retaining the building for use by the sea cadets by creating student accommodation and the potential impact on local residents. The building itself would be improved by the development.

Councillor Kew stated that this was a very good application and would provide an excellent facility for young people in the area. It was architecturally interesting. He then moved that planning permission be granted subject to the conditions proposed by the Case Officer.

Councillor Veal seconded the motion and stated that he believed the application would improve the area. Although he understood the concerns of residents he felt that the Construction and Environmental Management Plan would be in place to deal with the issues raised. He had previously visited the site and noted that the existing building was in poor condition. The proposal offered a sensitive approach and would ensure a sustainable future for the Sea Cadets.

Councillor Sandry supported the motion and felt that the design was very good and would safeguard the future of the Sea Cadets. The student accommodation was comparatively small and would provide a mixed community.

Councillor Hardman supported the application and the building design. She believed that the conditions to be imposed would provide protection to neighbours in respect of parking and refuse concerns.

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

Item No. 3

Application No. 16/03047/FUL

Site Location: 12 Junction Road, Oldfield Park, Bath, BA2 3NH – Erection of single storey rear and side extension following demolition of existing outbuilding and conservatory to increase occupancy of HMO from 5 to 6

The Case Officer reported on the application and her recommendation to refuse planning permission. She informed the members that the item had been brought to Committee because the plans had been drawn by a local councillor.

The registered speaker spoke for the application.

Councillor Sandry moved that planning permission be refused for the reasons set out in the report. This was seconded by Councillor Veal.

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

Item No. 4

Application No. 16/02631/FUL

Site Location: 39 High Street, Keynsham, BS31 1DS – Erection of two storey building to the rear of 39 High Street to facilitate 2 self-contained flats (Resubmission)

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

The registered speaker spoke for the application.

Councillor Brian Simmons, local ward member, spoke against the application and it was noted that the other local member, Councillor Charles Gerrish was also opposed to the development for the reasons outlined in the report.

Councillor Appleyard noted that the proposed development would be closing a gap and queried whether this would lead to the adjacent alleyway becoming darker. Officers stated that there would be a degree of enclosure but that this would not be excessive.

Councillor Kew noted the objections raised but pointed out that the site was within the housing development boundary. He felt it was a good use of this piece of land and stressed the importance of using the correct materials. He then moved that planning permission be granted subject to the conditions set out in the report. This was seconded by Councillor Appleyard.

Councillor Hardman felt that the agent had taken all the issues raised on board and noted that there would be a Construction Management Plan.

It was noted that there may be plans to make the path a public right of way but this would not affect the proposal as the path would not be blocked.

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

Item No. 5

Application No. 16/03168/FUL

Site Location: 1 Magdalen Avenue, Lyncombe, Bath, BA2 4QB – Erection of first floor rear extension and rendering of the existing ground floor rear extension (Revised Proposal) (Amended Description)

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

The registered speaker spoke for the application.

Councillor Ian Gilchrist, the ward member, spoke in favour of the application pointing out that no objections had been received.

In response to a question the Case Officer stated that the only other timber extension in the area she was aware of was the Widcombe Social Club which was a very different type of building in a different setting. 1 Magdalen Avenue was in a conservation area.

Councillor Kew moved that planning permission be refused for the reasons set out in the report. This was seconded by Councillor Becker.

The motion was put to the vote and it was **RESOLVED** by 9 votes for and 1 against to **REFUSE** the application.

Item No. 6

Application No. 16/02998/FUL

Site Location: The Chapel, Argyle Terrace, Twerton, Bath – Conversion from existing offices (Class B1) to 4 residential maisonettes (Class C3) including external alterations

The Case Officer reported on the application and her recommendation to grant planning permission. She pointed out that the site was not in a conservation area and that a new condition would be added if approved to include obscured glazing.

The registered speakers spoke in favour of the application.

Councillors June Player and Colin Blackburn, local ward members, spoke against the application.

Officers responded to questions raised as follows:

- There was no parking on the site and it was felt that there was capacity in the surrounding area.
- The parking survey had taken place during mid-October.
- A previous planning application had been refused on the grounds of design so it would not now be advisable to refuse permission on the grounds of parking or employment issues.

Councillor Kew stated that this was a significant building and noted that the Bath Preservation Trust was not opposed to the scheme. The site was not within the Bath Core Office Employment Area. He moved that planning permission be granted subject to the conditions set out in the report and the additional condition to include obscured glazing. This was seconded by Councillor Davies.

Councillor Sandry acknowledged that commercial space was needed but that there

was a need for this type of housing in Bath and noted that this was a sustainable location.

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

Item No. 7

Application No. 16/03172/FUL

Site Location: Land between Barton House and Laburnum Cottage, The Barton, Corston, Bath – Erection of a single family dwelling with parking for two vehicles

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

The registered speakers spoke for and against the application.

The Chairman, Councillor Davis, spoke as local ward member stating that the development would overlook Goold Close; however, there could be design options to solve this issue.

The Group Manager, Development Management, informed the Committee that this application had previously been refused and that this decision had subsequently been upheld on appeal.

Councillor Kew moved that the application be refused for the reasons set out in the report. This was seconded by Councillor Roberts.

Councillor Roberts stated that the application was in the greenbelt and was contrary to policy.

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

Item No. 8

Application No. 16/03427/FUL

Site Location: 7 Hornbeam Walk, Keynsham, BS31 2RT – Erection of three bedroomed semi-detached house within existing garden area of 7 Hornbeam Walk, Keynsham

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

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

Councillor Hardman stated that this development would create a terrace. However, there were other terraced houses in the area and there was adequate parking. She asked whether a condition could be added to include a Construction Management Plan because the development was near a play area. Councillors Davies and Kew agreed to include the additional condition in the motion.

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

Item No. 9

Application No. 16/03488/FUL

Site Location: 63 Purlewent Drive, Upper Weston, Bath, BA1 4BD – Change of use from a residential dwelling (use class C3) to a 4 bedroom HMO (use class C4)

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

The registered speaker spoke for the application.

Councillor Matthew Davies spoke as local ward member against the application for reasons including a lack of parking in the area. He then left the room for consideration of this item.

Councillor Appleyard noted that an HMO could put pressure on parking and may also increase noise. He pointed out that there could be no control over whether the property was let to students or professionals.

Councillor Sandry stated that HMOs are needed within the city but that issues can occur when they dominate a particular community. This application complied with the Article 4 direction. He then moved that planning permission be granted subject to the conditions set out in the report. This was seconded by Councillor Hardman.

Councillor Kew stated that he had concerns about converting the dwelling to an HMO as it was a mid-terrace property, there was no control over who the residents would be and parking could not be restricted in any way.

Councillor Hardman stated that the proposal did not affect the landscape of the area; it was a small HMO and was close to the Royal United Hospital so may be let to health professionals.

Councillor Roberts supported the recommendation and noted that far less than 25% of properties in the area were HMOs.

The motion was put to the vote and it was **RESOLVED** by 6 votes for and 3 votes against to **PERMIT** the application subject to conditions.

Item No. 10

Application No. 15/01802/FUL

Site Location: Church Farm Derelict Property, Church Hill, High Littleton – Construction of new pedestrian and vehicular access to Church Farm, High Littleton from A39 High Street following removal of section of boundary wall

This item was withdrawn from the agenda.

Item No. 11

Application No. 16/02692/LBA

Site Location: Maisonette 2 3 Floor S, 4 Prices Buildings – Internal alterations

to include the removal of stud wall between kitchen and reception room and installation of stud wall and door in corridor to create a laundry cupboard

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

Councillor Roberts moved that planning permission be granted subject to the conditions set out in the report. This was seconded by Councillor Veal.

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

Item No. 12

Application No. 16/02441/FUL

Site Location: St Nicholas Church, Church Road, Whitchurch – Erection of disabled WC to front elevation

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

The registered speaker spoke for the application.

A statement against the application from Councillor May, local ward member, was read out.

In response to a question the Case Officer confirmed that no internal alterations to the church were proposed. The WC would be accessed externally without needing to enter the church.

Councillor Kew stated that the WC would be very noticeable at the front of the building and queried whether it would be better located at the rear of the church. In response to a question the Case Officer confirmed that this was a timber structure and no stonework would be used. It was also noted that a planning application proposing to build the structure on the South elevation had already been rejected by the Council.

Councillor Appleyard felt that the proposal seemed out of kilter with the church structure and the character of the listed building. In response to a question officers confirmed that the church would have to comply with legislation regarding access by people with disabilities.

Councillor Hardman stated that there must be a need for this facility and noted that this had to be balanced against any potential visual harm to the building. She suggested that the Committee could defer a decision to consider alternative materials.

Councillor Kew pointed out that this was a listed building and moved that consideration of this application be deferred pending a site visit. This was seconded by Councillor Roberts.

Councillor Veal stated that if the timber material were to be used then this could potentially be screened off using a stone wall.

The motion was put to the vote and it was **RESOLVED** by 8 votes for, and 2 abstentions to **DEFER** consideration of the application pending a site visit.

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

The Committee considered the appeals report.

RESOLVED to **NOTE** the report.

The meeting ended at 5.50 pm

Chair

Date Confirmed and Signed

Prepared by Democratic Services

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BATH AND NORTH EAST SOMERSET COUNCIL

Development Management Committee

Date 21st September 2016

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

ITEMS FOR PLANNING PERMISSION

ITEM

Item No.	Application No.	Address
01	16/01016/RES	Former GWR Line, Radstock

Urban Design Comments

Following the publication of the committee report the Urban Designer has submitted her formal comments in relation to the amended plans, these are as follows:

- Natural materials are required in the town centre to ensure high quality design. There is no viability report provided to support any claim that it is unaffordable throughout the town centre. The quality, finish and weathering of natural materials are important for the character of Radstock as a place and the town centre is where this character should prevail for the benefit of the whole community;
- It is positive that the red line now includes the entire public space. Option 2 for the layout is best for the town. I understand that limitations due to land ownership may mean that option 1 has to be delivered by this applicant in the interim;
- The objection to the scale of buildings is not adequately addressed. The proposals should be appropriate for the site in terms of size, scale, massing and height and this should be demonstrated in drawings;
- Please provide an up to date Building for Life assessment that details where the reds in the version submitted with the application have been designed out.

EIA Matters

As stated in the main report the outline application (Ref: 13/02436/EOUT) was the subject of an Environmental Impact Assessment (EIA). The current application for the approval of reserved matters is therefore a 'subsequent application' in EIA terms. The Environmental Statement submitted at the outline stage as well as all supplemental/additional environmental information submitted is adequate to assess the environmental effects of the proposed development and that information has been taken into account in reaching the recommendation.

02

16/03359/FUL

Bath Sea Cadets, St John's Road

Representations & Consultations

One additional letter of objection has been received. The main issues raised were:

- Inadequate provision for refuse
- Inadequate provision for cycle parking
- Inaccuracies in the application
- Loss of privacy
- Concern about nesting gulls
- Inappropriate density of development for quiet residential street

This brings the total number of objection comments to 11, in addition to the 16 signature objection petition already received.

Conditions

The following heading is now provided for condition 2:

2. Detail of window reveals (Bespoke Trigger)

Since publication of the committee report the applicant has submitted a Construction and Environmental Management Plan. The submitted plan has been reviewed by Highways, the Council's Ecologist and by the Environment Agency and is considered to be acceptable. It is therefore proposed to amend the wording of condition 3 as follows:

3. Construction Environmental Management Plan (Compliance)

The development shall be carried out only in accordance with the approved document named 'C.E.M.P and C.M.P' (Iesis Ltd, received 19th September 2016).

Reason: Reason: To ensure that safe operation of the highway, in the interests of protecting residential amenity, to avoid harm to bats and the River

Avon during site preparation demolition and construction in accordance with Policies T.24, D.2, NE.9, NE.10, NE.11 and ES.15 of the Bath and North East Somerset Local Plan.

Since publication of the committee report the applicant has submitted a Written Scheme of Investigation. The submitted scheme has been reviewed by the Council's Archaeologist and Conservation Officer and is considered to be acceptable. It is therefore proposed to amend the wording of condition 5 as follows:

5. Archaeology (Compliance)

The development shall be carried out only in accordance with the approved 'Written Scheme of Investigation for the Recording of Bath Sea Cadets HQ, St Johns Road, Bath prior to demolition and for a Controlled Archaeological Watching Brief during development groundworks' (Bristol & West Archaeology, dated 11 September 2016).

Reason: The site is within an area of significant archaeological interest and the Council will wish to examine and record items of interest discovered in accordance with policies BH.12 and BH.13 of the Bath and North East Somerset Local Plan.

Condition 7 is amended as follows:

7. Student Management Plan (Pre-occupation)

No occupation of the development shall commence until a student management plan has been submitted to and approved in writing by the Local Planning Authority. This shall include details of:

*The arrangements for student drop off / pick up at the start and end of each University semester;
refuse storage, management and collection; and,
site security.*

The student accommodation use shall thereafter operate only in accordance with the approved student management plan.

Reason: In the interests of highways safety, residential amenity, to reduce potential noise and disturbance and to ensure the good management of the building in accordance with policies T.24, D.2 and ES.12 of the Bath and North East Somerset Local Plan.

This change is proposed to ensure that only enforceable matters are controlled by condition to meet the tests of conditions set out in the National Planning Practice Guidance (NPPG).

Further representations have been received as detailed below:

Objection from owners/occupiers of Lower Meadow, The Barton:

- The letter from the applicant's agent dated 30 August 2016 does not address the comments and objections raised by neighbouring owners;
- Given the scale and impact of the proposed development, the application constitutes inappropriate development.

Comment from owners/occupiers of Laburnum Cottage, The Barton:

- The applicant worked with the owners/occupiers of Laburnum Cottage to erect fencing along the boundaries of Laburnum Cottage after removing natural screening provided by natural shrubs.
- Comments regarding boundary responsibilities [not a material planning consideration].
- The owners of Laburnum Cottage would welcome additional planting along the drive to further screen the drive from Laburnum Cottage.
- Living accommodation at Laburnum Cottage is not orientated only towards the front and rear of the property as suggested by the applicant's agent (letter dated 30 August 2016). The kitchen looks out towards the driveway and the side door is used as the main entrance. There is also a pending application to convert the garage into additional living space.

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

In addition a representation has been received from the applicant's agent, the content of which is summarised below:

- The inhabitants of Laburnum Cottage did not make an objection as stated in the Committee report, they made comments.
- The dimensions from the closest corner of the proposed dwelling to the boundary of Lower Meadow is 2.1m - the post and rail fence is not the actual site boundary, the site boundary is the fence-line further to the west.
- The distance of the first window to the boundary of Barton House is 2.6m (western/closest edge of window).
- The distance to the second window to boundary of Barton House is 4.7m (western/closest edge of window).
- The distance from the obscured glazing bathroom window to the boundary of Lower meadow is 3.5m.
- The proposed dwelling will have a lower finished floor level than the cottages to the south, contrary to the Committee report.

In regards to the relationship with Lower Meadow, this does not affect the Officer's assessment and recommendation since it has been concluded that

there would not be an adverse impact for the amenities of the occupiers of Lower Meadow at a closer distance.

In regards to the relationship with Barton House, the distance of the closest first floor window to the party boundary does measure 2.6m and not 3m as stated in the report. This does not affect the assessment and recommendation since a harmful level of overlooking has been identified at the greater distance.

The distance between the second first floor window and the party boundary with Barton House still appears to measure 4.8m.

The topographical survey submitted with the application appears to contradict the Officer's on site visual assessment that Laburnum Cottage has a slightly lower ground level than the location of the proposed dwelling (although it is noted that no ground level data has been included for within the site of Laburnum Cottage).

The Officer's report states on page 106 of the agenda that the site of the new dwelling has a slightly higher ground level than the cottages to the south. Nevertheless, it concludes that the separation distance between the new dwelling and the boundary with Laburnum Cottage would prevent a harmful level of overlooking for the occupiers of that property as a result of the proposal. If in fact the ground level of the proposed dwelling would be slightly lower, then the level of overlooking would be slightly less than anticipated.

The above observations therefore do not alter the Officer's assessment and recommendation as set out in the agenda.

The following Plans List and Decision Making Statement were omitted from the Committee report:

Plans List:

This decision is based on the following drawings and information: PI-10, PI-90-1, PI-100 Revision A, DB1722-TOPO and Design and Access Statement received 23/06/2016, PI-90-2 Revision A received 14/07/2016.

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. 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.

08

16/03427/FUL

**7 Hornbeam Walk,
Keynsham, BS31 2RT**

Two further comments have been received from the owners/occupiers of 10 Holmoak Road and 10 Hornbeam Walk, the content of which is summarised below:

- No objection in principle.
- Safety concerns in regards to construction vehicles and deliveries and the proximity of the park access.
- Concerns regarding working hours.
- Concerns regarding pedestrian safety from vehicles reversing out of the parking spaces given proximity to park access.
- Sufficient car parking for the occupiers of 7 Hornbeam Walk should be provided.
- The privately owned access lane which will provide vehicle access to the site is also the walking access to the park.
- Who will be responsible for repairing any damage to the access drive should this occur?
- Who will be liable if a construction vehicle damages one of the cars parked along the access drive.
- Hornbeam Walk has had several issues with sewer pipes blocking. Concerned that the additional house will overload the sewerage pipes and cause costs to neighbours.

Damage to land and property is a private civil matter and is not a material planning consideration.

The matter of car parking provision for 7 Hornbeam Walk has been addressed in the Committee report.

Highways DC have raised no concerns in regards to highway safety impacts from the proposed development. A condition could be attached requiring a Construction Management Plan to be submitted and approved by the LPA prior to works commencing on site to address concerns regarding pedestrian safety during the construction process.

Given the scale of the development, it is not considered reasonable or necessary to attach an hours of work condition to the grant of planning permission.

09

16/03488/FUL

**63 Purlewent Drive
Upper Weston
Bath
BA1 4BD**

One additional neighbour comment received (18 in total) summarised as follows:

- The application does not include information as required by the Supplementary Planning Document for HMO.
- The application property is within an area with less than 25% of households in multiple occupancy which would normally mean that it would be acceptable in principle unless there are other material considerations.
- The previous use of the house for student accommodation was detrimental to the amenities of adjoining properties due to visual and noise intrusion.
- The loss of the property for family accommodation will reduce the choice and mix of housing in the area .
- The property is not large enough to provide 4 bedrooms.
- There is high demand for parking from existing residents and hospital staff.
- Cycle parking would not ensure less car usage.
- No off-street parking is provided and car use will be more intensive.
- The proposal is not compatible with the character and amenities of adjacent uses, loss of existing family accommodation and lack of off-street car parking.

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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 21 SEPTEMBER 2016

A. SITE VISIT LIST			
ITEM NO.	SITE NAME	SPEAKER	FOR/AGAINST
1	23 Lymore Avenue, Twerton, Bath	June Player (Ward Councillor) Colin Blackburn (Ward Councillor)	Against

B. MAIN PLANS LIST			
ITEM NO.	SITE NAME	SPEAKER	FOR/AGAINST
1	Former GWR Railway Line, Frome Road, Radstock	Colin Currie	Against
		Jo Davies (Agent)	For
2	Bath Sea Cadets, St John's Road, Bath	Jean Dumont	Against
		Peter Dalrymple-Smith (On behalf of Applicant)	For
3	12 Junction Road, Oldfield Park, Bath	Martin Thomas (Applicant)	For
4	39 High Street, Keynsham	Frank Ghaidan (Architect)	For
		Brian Simmons (Ward Councillor)	Against
5	1 Magdalen Avenue, Lyncombe, Bath	Zoe Jones (Applicant)	For
		Ian Gilchrist (Ward Councillor)	For
6	The Chapel, Argyle Terrace, Twerton, Bath	Chris Beaver (Agent)	For

		John White (Applicant)	For
		June Player (Ward Councillor) Colin Blackburn (Ward Councillor)	Against
7	Land Between Barton House and Laburnum Cottage, The Barton, Corston, Bath	Mr Williams	Against
		Elaine Alford (Agent)	For
9	63 Purlewent Drive, Upper Weston, Bath	Anna Keen (Applicant)	For
12	St Nicholas Church, Church Road, Whitchurch	Stephen Patten (Architect)	For

BATH AND NORTH EAST SOMERSET COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE

21st September 2016

SITE VISIT DECISIONS

Item No:	001	
Application No:	16/02530/FUL	
Site Location:	23 Lymore Avenue, Twerton, Bath, Bath And North East Somerset	
Ward: Westmoreland	Parish: N/A	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Demolition of existing single storey rear extension and erection of side and rear, single storey extension	
Constraints:	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,	
Applicant:	Mr & Mrs Chris and Josephine Vercoe	
Expiry Date:	16th July 2016	
Case Officer:	Jessica Robinson	

DECISION REFUSE

1 The proposed development fails to display the high quality of design that is required to both complement the existing dwelling and to maintain or enhance the character and appearance of the surrounding Area. Furthermore the proposed development would cause harm to the residential amenities of the neighbouring dwellings. The proposal is therefore contrary to saved Policies D.2 and D.4 of the Bath and North East Somerset Local Plan including minerals and waste policies (2007), and the guidance within the NPPF.

PLANS LIST:

- 01 EXISTING GROUND FLOOR PLAN, ELEVATIONS
- 02A COMBINED PLANS

In determining this application the Local Planning Authority considers it has complied with the aims of paragraphs 186 and 187 of the National Planning Framework. The application was unacceptable for the reason outlined. Having regard to the need to avoid unnecessary delay the Local Planning Authority moved forward and issued its decision.

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BATH AND NORTH EAST SOMERSET COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE

21st September 2016

DECISIONS

Item No:	01	
Application No:	16/01016/RES	
Site Location:	Former Gwr Railway Line, Frome Road, Radstock,	
Ward: Radstock	Parish: Radstock	LB Grade: N/A
Application Type:	PI Permission (Approval Reserved Matters)	
Proposal:	Approval of reserved matters in relation to outline application 13/02436/EOUT for access, appearance, layout, scale and landscaping for area 1 (phase 3 of the development).	
Constraints:	Affordable Housing, Agric Land Class 3b,4,5, Centres and Retailing, Coal - Standing Advice Area, Conservation Area, Flood Zone 2, Forest of Avon, Sites with Planning Permission, Housing Development Boundary, LLFA - Flood Risk Management, Public Right of Way, SSSI - Impact Risk Zones,	
Applicant:	Linden Limited	
Expiry Date:	27th September 2016	
Case Officer:	Chris Gomm	

DECISION APPROVE

1 Sample Panel - Walling (Bespoke Trigger)

No construction of the external walls of Blocks A-D inclusive shall commence until a sample panel of all natural stone walling to be used has been erected on site, approved in writing by the Local Planning Authority, and kept on site for reference until the development is completed. The development shall be undertaken in accordance with the approved details.

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

2 Materials - Sample of Render (Bespoke Trigger)

No external walls of the development shall be rendered until a sample of the colour and texture of the render to be used 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 approved materials.

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 Roofing Materials (Bespoke Trigger)

No construction of the roof of the development shall commence until a sample of all external roofing materials has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details.

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

4 The central pedestrian square between Frome Road and Fortescue Road shall, unless otherwise agreed in writing by the local planning authority, be completed either:

(i) in accordance with the following drawings: Hard Works Proposals: Drawing No. 4930_100_D; Soft Works Proposals: Drawing No. 4930_200_D; Lighting Plan: Drawing No. 12638-1-B and Proposed Site Layout: Drawing No. (05) 02 Rev S or;

(ii) if the land identified by red hatch in drawing no. 15043 (05) 008 Rev C becomes available to the developer of the scheme for development prior to first occupation of the development, in accordance with the 'Church Square Option Plan': Drawing No. (05) 009 Rev A as supplemented by additional detail required by Condition 5 below

Reason: To ensure that best endeavours are taken to provide a fully functional public square incorporating a pedestrian link to Fortescue Road.

5 In the event that the hatched area referred to in Condition 4 forms part of the public square, prior to work commencing on that element of the square the following supplemental information shall be submitted for the local planning authority's written approval:

- o details of softworks/planting within the hatched area;
- o details of hardworks within the hatched area;
- o detail of any lighting within the hatched area and;
- o details of how vehicles will be prevented from entering the square from Fortescue Road

The square shall be constructed in accordance with the details so approved:

Reason: To ensure high quality design.

6 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:

- o Site Location Plan: Drawing No. (05) 001 Rev B
- o Proposed Site Layout: Drawing No. (05) 02 Rev T
- o Block A Proposed Elevations: Drawing No. (05) 101 Rev A

- o Block A Proposed Floor and Roof Plans: Drawing No. (05) 100 Rev C
- o Block B Proposed Elevations: Drawing No. (05) 103 Rev B
- o Block B Proposed Floor and Roof Plans: Drawing No. (05) 102 Rev B
- o Block C Proposed Elevations: Drawing No. (05) 105 Rev B
- o Block C Proposed Floor and Roof Plans: Drawing No. (05) 104 Rev C
- o Block D Proposed Elevations: Drawing No. (05) 108 Rev J
- o Block D Proposed Ground and First Floor Plan: Drawing No. (05) 106 Rev D
- o Block D Proposed Second Floor and Roof Plan: Drawing No. (05) 107 Rev D
- o Material Finishes Plan: Drawing No. (05) 007 Rev G
- o Soft Works Proposals: Drawing No. 4930_200_D
- o Hard Works Proposals: Drawing No. 4930_100_D
- o Lighting Plan: Drawing No. 12638-1-B
- o Bin and Cycle Storage Plan and Elevations: Drawing No (05) 109 Rev A
- o Proposed Levels: Drawing No. 110 Rev P3
- o Pavement Construction and Kerbing: Drawing No. 700 Rev P4
- o Drainage Layout: Drawing No. 500 Rev P4
- o Church Square Option Plan: Drawing No. (05) 009 Rev A
- o Hatched Area Plan: Drawing No. 15043 (05) 008 Rev C

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.

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 or send it direct to

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 & NORTH EAST SOMERSET COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990

THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)
REGULATIONS 2011

REGULATION 24 STATEMENT

SITE: Former Gwr Railway Line, Frome Road, Radstock

PLANNING APPLICATION REF: 16/01016/RES

DEVELOPMENT PERMITTED: Approval of reserved matters in relation to outline application 13/02436/EOUT for access, appearance, layout, scale and landscaping for area 1 (phase 3 of the development).

PLANNING PERMISSION PERMITTED ON: 23rd September 2016

This statement is made pursuant to Regulation 24(1)(c) of The Town and County Planning (Environmental Impact Assessment) Regulations 2011 and contains:-

- (i) the content of the decision and any conditions attached to it;
 - (ii) the main reasons and considerations on which the decision is based including, if relevant, information about the participation of the public;
 - (iii) a description, where necessary, of the main measures to avoid, reduce and, if possible, offset the major adverse effects of the development; and
 - (iv) information regarding the right to challenge the validity of the decision and the procedures for doing so.
- (i) the content of the decision and any conditions attached to it

The application was considered at Development Management Committee on 21st September 2016 where Members resolved to grant approval of reserved matters (pursuant to outline planning permission 13/02436/EOUT) subject to conditions

A copy of the decision notice is attached to this statement.

- (ii) the main reasons and considerations on which the decision is based including, if relevant, information about the participation of the public

Following consideration of the environmental information submitted and also contained within the Environmental Statement submitted in connection with the outline permission, reserved matters approval was granted.

The full extent of the considerations, including representations from members of the public and external organisations are set out in the report to the Development Management

Committee 21 September 2016 which is available to view on the Council's website: www.bathnes.gov.uk.

(iii) a description, where necessary, of the main measures to avoid, reduce and, if possible, offset the major adverse effects of the development

The proposals have been the subject of an Environmental Impact Assessment submitted at the Outline stage. Any necessary mitigation has been secured by planning conditions.

(iv) information regarding the right to challenge the validity of the decision and the procedures for doing so.

This decision can be challenged by way of bringing a claim in judicial review. Any person wishing to do so must bring a claim within six weeks of the date of the decision notice.

This statement is made available for public inspection at the place where the planning register is kept.

Item No:	02
Application No:	16/03359/FUL
Site Location:	Bath Sea Cadet Corps, St John's Road, Bathwick, Bath
Ward: Abbey	Parish: N/A LB Grade: N/A
Application Type:	Full Application
Proposal:	Mixed use development comprising replacement accommodation for the Sea Cadets with Student Accommodation (18 No. Studios) following demolition of existing buildings
Constraints:	Affordable Housing, Agric Land Class 3b,4,5, Article 4, Article 4, Conservation Area, Flood Zone 2, Flood Zone 3, Forest of Avon, Hotspring Protection, LLFA - Flood Risk Management, MOD Safeguarded Areas, Sites of Nature Conservation Interest, SSSI - Impact Risk Zones, World Heritage Site,
Applicant:	Bath Sea Cadets
Expiry Date:	6th September 2016
Case Officer:	Chris Griggs-Trevarthen

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 Detail of window reveals (Bespoke Trigger)

The construction of the external walls shall not commence until large scale details of the proposed windows (1:20), including details of the reveals, have been submitted to and approved in writing by the Local Planning Authority. The windows shall thereafter be installed in accordance with the approved details.

Reason: In the interests of the character and appearance of the development and the surrounding Conservation Area in accordance with policies D.2, D.4 and BH.6 of the Bath and North East Somerset Local Plan and policy CP6 of the Bath and North East Somerset Core Strategy.

3 Construction Environmental Management Plan (Compliance)

The development shall be carried out only in accordance with the approved document named 'C.E.M.P and C.M.P' (Iesis Ltd, received 19th September 2016).

Reason: To ensure the safe operation of the highway, in the interests of protecting residential amenity, to avoid harm to bats and the River Avon during site preparation demolition and construction in accordance with Policies T.24, D.2, NE.9, NE.10, NE.11 and ES.15 of the Bath and North East Somerset Local Plan.

4 Surface Water Drainage Strategy (Compliance)

The development shall be undertaken only in accordance with the Surface Water Drainage Strategy (Clive Onions, dated 19th September 2016)).

Reason: To ensure that there is a satisfactory strategy for surface water drainage in the interest of flood risk management and highway safety in accordance with policy CP5 of the Bath and North East Somerset Core Strategy.

5 Archaeology (Compliance)

The development shall be carried out only in accordance with the approved 'Written Scheme of Investigation for the Recording of Bath Sea Cadets HQ, St Johns Road, Bath prior to demolition and for a Controlled Archaeological Watching Brief during development groundworks' (Bristol & West Archaeology, dated 11 September 2016).

Reason: The site is within an area of significant archaeological interest and the Council will wish to examine and record items of interest discovered in accordance with policies BH.12 and BH.13 of the Bath and North East Somerset Local Plan.

6 Sample Panel - Walling (Bespoke Trigger)

No construction of the external walls of the development shall commence until a sample panel of all external walling and roofing materials to be used has been erected on site, approved in writing by the Local Planning Authority, and kept on site for reference until the development is completed. The development shall be undertaken in accordance with the approved details.

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

7 Student Management Plan (Pre-occupation)

No occupation of the development shall commence until a student management plan has been submitted to and approved in writing by the Local Planning Authority. This shall include details of:

The arrangements for student drop off / pick up at the start and end of each University semester;
refuse storage, management and collection; and,
site security.

The student accommodation use shall thereafter operate only in accordance with the approved student management plan.

Reason: In the interests of highways safety, residential amenity, to reduce potential noise and disturbance and to ensure the good management of the building in accordance with policies T.24, D.2 and ES.12 of the Bath and North East Somerset Local Plan.

8 Flood Warning Evacuation Plan (Pre-occupation)

No occupation of the development shall commence until a Flood Warning Evacuation Plan has been submitted to and approved in writing by the Local Planning Authority. This plan shall address the matters required pursuant to section 10 of the National Planning Policy Framework and the National Planning Practice Guidance. Thereafter the approved Flood Warning Evacuation Plan shall be implemented in perpetuity.

Reason: To limit the risk of flooding by ensuring the provision of satisfactory means of flood management and incident response on the site in accordance with paragraph 17 and section 10 of the National Planning Policy Framework.

9 Light assessment (Bespoke Trigger)

Within 12 months of occupation of the approved building a light level assessment shall be submitted containing a methodology for light level sampling that shall have previously been agreed in writing with the LPA, together with the lux level measurement data. This shall include preconstruction lux levels and post occupation lux levels taken from the riverside at a variety of heights at a time of year and time of evening when lights are in use and maximum typical usage of internal and external lights would be considered likely. The details shall demonstrate zero lux light spill onto the river Avon and the river bank, above pre-construction lux levels. Detailed proposals of any necessary remediation measures and further monitoring and reporting of lux levels shall also be provided if applicable.

Reason: To ensure the avoidance of increased light levels onto the River Avon and associated harm to wildlife including bats using the River Avon in accordance with policy NE.10 of the Bath and North East Somerset Local Plan.

10 Finished Floor Levels (Compliance)

The development hereby permitted shall be constructed with Finished floor levels of the residential accommodation on the first floor set at a minimum 23.64mAOD.

Reason: To reduce the risk of flooding to the proposed development and future occupants in accordance with policy CP5 of the Core Strategy and the National Planning Policy Framework.

11 Flood Resilience Measures (Compliance)

The development permitted by this planning permission shall be carried out in full accordance with the Flood Risk Assessment (FRA) dated 26 June 2016 by Clive Onions Consulting Civil Engineer and the following mitigation measures detailed in section 9:

Flood resilient materials up to a height of 2m on the ground floor e.g. hard floors; and, Services such as the electrical consumer board, boiler and IT equipment will be located above the 2039 climate change level.

The measures shall be implemented prior to occupation and maintained as such for the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants.

12 Obscure Glazing Window(s) (Compliance)

The proposed first floor window in the south elevation and the first and second floor windows in the north elevation shall be obscurely glazed and non-opening. Thereafter the window shall be permanently retained as such.

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

13 Plans List (Compliance)

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

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

PLANS LIST:

P001	Site Location Plan
P002	Existing Site Plan
P003	Existing Elevations 1 of 2
P004	Existing Elevations 2 of 2
P005	Proposed Site Plan
P006 Rev A	Proposed Ground Floor Plan
P007	Proposed First Floor Plan
P008	Proposed Second Floor Plan
P009	Proposed Roof Plan
P010	Proposed Elevations 1 of 2
P011	Proposed Elevations 2 of 2
P012	Proposed Sections
P015	Existing Site Plan Enlarged
P016	Existing Building Section

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 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 or send it direct to 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.

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

The applicant should note that the site is located within a Controlled Parking Zone where existing permits exceed the supply of parking spaces. As such, in accordance with Single Executive Member Decision E1176, dated 14th August 2006, residents of this proposed development will not be entitled to apply for additional Residents Parking Permits. This, however, is considered to be at the developers risk given the sustainable location of this development proposal.

This development may require a permit under the Environmental Permitting (England and Wales) Regulations 2010 from the Environment Agency for any proposed works or structures, in, under, over or within eight metres of the top of the bank of the River Avon, designated a 'main river'. This was formerly called a Flood Defence Consent. Some

activities are also now excluded or exempt. A permit is separate to and in addition to any planning permission granted. Further details and guidance are available on the GOV.UK website: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

The proposal includes an area of flat roof which may provide a nesting area for urban gulls. The applicants are advised to read and follow advice within the Council's 'Urban Gulls: How to stop them nesting on your roof' document which is available here: http://www.bathnes.gov.uk/sites/default/files/urban_gulls_-_how_to_stop_them_nesting_on_your_roof_2014.pdf

Item No:	03	
Application No:	16/03047/FUL	
Site Location:	12 Junction Road, Oldfield Park, Bath, Bath And North East Somerset	
Ward: Oldfield	Parish: N/A	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of single storey rear and side extension following demolition of existing outbuilding and conservatory to increase occupancy of HMO from 5 to 6.	
Constraints:	Affordable Housing, Agric Land Class 3b,4,5, Article 4, Article 4, Article 4, Conservation Area, Forest of Avon, HMO Stage 2 test required, Hotspring Protection, MOD Safeguarded Areas, SSSI - Impact Risk Zones, World Heritage Site,	
Applicant:	Mr Martin Thomas	
Expiry Date:	1st September 2016	
Case Officer:	Jessica Robinson	

DECISION REFUSE

1 The proposed development fails to display the high quality of design that is required to both complement the existing dwelling and to maintain or enhance the character and appearance of the surrounding Conservation Area. Furthermore the proposed development would cause harm to the residential amenities of the neighbouring dwelling. The proposal is therefore contrary to saved Policies BH.6, D.2 and D.4 of the Bath and North East Somerset Local Plan including minerals and waste policies (2007), and the guidance within the NPPF.

PLANS LIST:

- 01 EXISTING AND PROPOSED GROUND FLOOR AND ROOF PLANS
- 02 EXISTING AND PROPOSED REAR AND EAST ELEVATION
- 03 EXISTING AND PROPOSED WEST ELEVATION
- 04 SITE AND LOCATION PLAN

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 Local Planning Authority acknowledges the approach outlined in paragraphs 188-192 in favour of front loading and operates a pre-application advice service. Notwithstanding active encouragement for pre-application dialogue the applicant did not seek to enter into correspondence with the Local Planning Authority. The proposal was considered unacceptable for the reasons given and the applicant was advised that the application was to be recommended for refusal. Despite this the applicant 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.

Item No:	04
Application No:	16/02631/FUL
Site Location:	39 High Street, Keynsham, BS31 1DS,
Ward: Keynsham North	Parish: Keynsham Town Council LB Grade: N/A
Application Type:	Full Application
Proposal:	Erection of two storey building to the rear of no.39 High Street to facilitate 2no. self contained flats. (Resubmission)
Constraints:	Affordable Housing, Agric Land Class 3b,4,5, Centres and Retailing, Conservation Area, Forest of Avon, Housing Development Boundary, SSSI - Impact Risk Zones,
Applicant:	Dr Wasfy Yanny
Expiry Date:	23rd September 2016
Case Officer:	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 Construction Management Plan (Pre-commencement)

No development shall commence until a Construction Management Plan has been 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, working hours, site opening times, wheel wash facilities and site compound arrangements. The development shall thereafter be undertaken in accordance with the approved details.

Reason: To ensure that safe operation of the highway and in the interests of protecting residential amenity in accordance with Policies T.24 and D.2 of the Bath and North East Somerset Local Plan. This is a condition precedent because any initial construction or demolition works could have a detrimental impact upon highways safety and/or residential amenity.

3 Residents Welcome Pack (Pre-occupation)

No occupation of the approved development shall commence until a new resident's welcome pack has been issued to the first occupier/purchaser of each residential unit of accommodation. The new resident's welcome pack shall have previously been submitted to and approved in writing by the Local Planning Authority and shall include information of bus and train timetable information, information giving examples of fares/ticket options, information on cycle routes, a copy of the Travel Smarter publication, car share, car club information etc., to encourage residents to try public transport.

Reason: To encourage the use of public transport in the interests of sustainable development in accordance with Policy T.1 of the Bath and North East Somerset Local Plan

4 Archaeology (Pre-commencement)

No development shall commence until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has first been submitted to and approved in writing by the Local Planning Authority. The programme of archaeological work should provide a field evaluation of the site to determine date, extent, and significance of any archaeological deposits or features, and shall be carried out by a competent person and completed in accordance with the approved written scheme of investigation.

Reason: The site is within an area of potential archaeological interest and the Council will wish to evaluate the significance and extent of any archaeological remains.

5 Archaeology (Pre-commencement)

No development shall commence until the applicant, or their agents or successors in title, has presented the results of the archaeological field evaluation to the Local Planning Authority, and has secured the implementation of a subsequent programme of archaeological work in accordance with a written scheme of investigation which has first been agreed and approved in writing by the Local Planning Authority. The agreed programme of archaeological work shall be carried out by a competent person and completed in accordance with the approved written scheme of investigation.

Reason: The site is within an area of potential archaeological interest and the Council will wish record and protect any archaeological remains.

6 Archaeology (Prior to occupation)

The development shall not be brought into use or occupied until the applicant, or their agents or successors in title, has secured the implementation of a programme of post-

excavation analysis in accordance with a publication plan which has been submitted to and approved in writing by the Local Planning Authority. The programme of post-excavation analysis shall be carried out by a competent person(s) and completed in accordance with the approved publication plan, or as otherwise agreed in writing with the Local Planning Authority.

Reason: The site may produce significant archaeological findings and the Council will wish to publish or otherwise disseminate the results.

7 Flood Risk and Drainage - Infiltration Testing (Pre-commencement)

No development shall commence, except ground investigations and remediation, until infiltration testing and soakaway design in accordance with Building regulations Part H, section 3 (3.30) have been undertaken to verify that soakaways will be suitable for the development. If the infiltration test results demonstrate that soakaways are not appropriate, an alternative method of surface water drainage shall be submitted to and approved in writing by the Local Planning Authority and 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. This is a condition precedent because it is necessary to understand whether soakaways are appropriate prior to any initial construction works which may prejudice the surface water drainage strategy.

8 Materials - Submission of Schedule and Samples (Bespoke Trigger)

No construction of the external walls of the 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 approved details.

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.

9 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:

Location plan P-100
Site massing plan P-200
Proposed ground floor plan P-600
Proposed first floor plan P-700
Proposed west and north elevations P-900

Proposed east and south elevations P-1000
Proposed roof plan P-800

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 or send it direct to 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.

Item No:	05	
Application No:	16/03168/FUL	
Site Location:	1 Magdalen Avenue, Lyncombe, Bath, Bath And North East Somerset	
Ward: Widcombe	Parish: N/A	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of first floor rear extension and rendering of the existing ground floor rear extension (Revised Proposal) (Amended Description)	

Constraints:	Affordable Housing, Agric Land Class 3b,4,5, Article 4, Conservation Area, Forest of Avon, Hotspring Protection, MOD Safeguarded Areas, SSSI - Impact Risk Zones, World Heritage Site,
Applicant:	Ms Zoe Jones
Expiry Date:	22nd September 2016
Case Officer:	Kate Whitfield

DECISION REFUSE

1 The proposed first floor rear extension, specifically the use of timber cladding on the external elevations, would be an unsympathetic and incongruous addition to the property which will have a detrimental impact upon the character and appearance of the Bath Conservation Area. As such the proposal is contrary to saved policies D.2, D.4 and BH.6 of the Bath and North East Somerset Local Plan (including minerals & waste policies) adopted 2007.

PLANS LIST:

This decision relates to the following plans dated 23 June 2016 :

Location and Block Plans, drawing reference 039 1000

Ground, First and Roof plans as existing, drawing reference 039 1010

South and East elevations as existing, drawing reference 039 1011

Ground, First and Roof Plans as proposed, drawing reference 039 3010 revision D

South, East and West Elevations as proposed, drawing reference 039 3011 revision E

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.

Item No:	06
Application No:	16/02998/FUL
Site Location:	The Chapel, Argyle Terrace, Twerton, Bath
Ward: Westmoreland	Parish: N/A LB Grade: N/A
Application Type:	Full Application
Proposal:	Conversion from existing offices (Class B1) to 4 No. residential maisonettes (Class C3) including external alterations
Constraints:	Affordable Housing, Agric Land Class 3b,4,5, Air Quality Management Area, Article 4, British Waterways Major and EIA, Forest of Avon, HMO Stage 2 test required, Hotspring Protection, MOD Safeguarded Areas, SSSI - Impact Risk Zones, Water Source Areas, World Heritage Site,
Applicant:	Mr Paul Haskins and John White
Expiry Date:	9th August 2016
Case Officer:	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 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.

3 Highways - Construction Management Plan (Pre-commencement)

No development shall commence until a Construction Management Plan has been 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, working hours, site opening times, wheel wash facilities and site compound arrangements. The development shall thereafter be undertaken in accordance with the approved details.

Reason: To ensure that safe operation of the highway and in the interests of protecting residential amenity in accordance with Policies T.24 and D.2 of the Bath and North East Somerset Local Plan. This is a condition precedent because any initial construction or demolition works could have a detrimental impact upon highways safety and/or residential amenity.

4 Details of Materials (Bespoke Trigger)

No external works shall commence until details of the materials of the proposed windows, doors, powder coated metal panels and perforated aluminium bin store screen have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details.

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

5 Conservation Style Rooflights (Compliance)

The rooflights hereby approved shall be conservation style with a central glazing bar.

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.

6 Cycle Storage Provision (Compliance)

No occupation of the development shall commence until bicycle storage for at least 4 bicycles (one per unit) has been provided in accordance with the approved plans. 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.6 of the Bath and North East Somerset Local Plan.

7 Highways - Residents Welcome Pack (Pre-occupation)

No occupation of the approved development shall commence until a new resident's welcome pack has been issued to the first occupier/purchaser of each residential unit of accommodation. The new resident's welcome pack shall have previously been submitted to and approved in writing by the Local Planning Authority and shall include information of bus and train timetable information, information giving examples of fares/ticket options, information on cycle routes, a copy of the Travel Smarter publication, car share, car club information etc., to encourage residents to try public transport.

Reason: To encourage the use of public transport in the interests of sustainable development in accordance with Policy T.1 of the Bath and North East Somerset Local Plan

8 Noise Mitigation (Pre-occupation)

On completion of the works but prior to any occupation of the approved development, an assessment from a competent person shall be submitted and approved in writing by the Local Planning Authority to demonstrate that the development has been constructed to provide sound attenuation against external noise in accordance with BS8233:2014. The following levels shall be achieved: Maximum internal noise levels of 35dBLAeq, 16hr and 30dBLAeq, 8hr for living rooms and bedrooms during the daytime and night time respectively. For bedrooms at night individual noise events (measured with F time-weighting) shall not (normally) exceed 45dBLAmax.

Reason: To protect future occupants from exposure to road traffic noise in accordance with Policy HG.12 of the Bath and North East Somerset Local Plan.

9 The proposed roof lights on the western roof slope shall be obscurely glazed and shall be permanently retained as such.

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

PLANS LIST:

This decision relates to the following drawings and information: 1609 AL(0)01, 1609 AL(0)05, 1609 AL(0)15, 1609 AL(0)16, 1609 AL(0)36, Design and Access Statement, Appendix to Design and Access Statement, Transport Statement and External Noise Control Report received 14/06/2016, 1609 AL(0)20 and 1609 AL(0)035 received 16/08/2016.

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 or send it direct to 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.

Community Infrastructure Levy

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

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.

Item No:	07	
Application No:	16/03172/FUL	
Site Location:	Land Between Barton House And Laburnum Cottage, The Barton, Corston, Bath	
Ward: Farmborough	Parish: Corston	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of a single family dwelling with parking for two vehicles	
Constraints:	Affordable Housing, Airport Safeguarding Zones, Agric Land Class 1,2,3a, Conservation Area, Forest of Avon, Greenbelt, Housing Development Boundary, MOD Safeguarded Areas, SSSI - Impact Risk Zones,	
Applicant:	Mr & Mrs Davis	
Expiry Date:	23rd September 2016	
Case Officer:	Emma Watts	

DECISION REFUSE

1 The proposed detached dwelling does not fall within the definition of infilling and therefore represents inappropriate development within the Green Belt and would be harmful by definition. In the absence of very special circumstances to outweigh this harm, the proposed development is contrary to saved Policy HG.6 of the Bath and North East Somerset Local Plan (including minerals and waste policies) adopted October 2007, Policy CP8 of the Core Strategy and the aims of the National Planning Policy Framework.

2 By reason of the first floor windows to the front elevation, the proposed detached dwelling would result in increased overlooking to the garden of Barton House to the detriment of the residential amenities of the occupiers of that dwelling. The proposed development is therefore contrary to Policy D.2 of the Bath and North East Somerset Local Plan (including minerals and waste policies) adopted October 2007 and the aims of the National Planning Policy Framework.

PLANS LIST:

This decision is based on the following drawings and information: PI-10, PI-90-1, PI-100 Revision A, DB1722-TOPO and Design and Access Statement received 27/06/2016 and PI-90-2 Revision A received 14/07/2016.

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.

You are advised that as of 6 April 2015, the Bath & North East Somerset Community Infrastructure Levy (CIL) Charging Schedule comes into effect. Whilst the above application has been refused by the Local Planning Authority please note that CIL applies to all planning permissions granted on or after this date. Thus any successful appeal against this decision may become subject to CIL. Full details are available on the Council's website www.bathnes.gov.uk/cil

Item No:	08	
Application No:	16/03427/FUL	
Site Location:	7 Hornbeam Walk, Keynsham, Bristol, Bath And North East Somerset	
Ward: Keynsham South	Parish: Keynsham Town Council	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of three bedroomed semi-detached house within existing garden area of no. 7 Hornbeam Walk, Keynsham.	
Constraints:	Affordable Housing, Airport Safeguarding Zones, Airport Safeguarding Zones, Agric Land Class 3b,4,5, Forest of Avon, Housing Development Boundary, SSSI - Impact Risk Zones,	
Applicant:	Mr & Mrs David And Claire Woolcock	
Expiry Date:	19th October 2016	
Case Officer:	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 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.

3 Materials (Compliance)

All external walling and roofing materials to be used shall match those of the existing building known as 7 Hornbeam Walk 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.

4 Obscure Glazing and Non-opening Window(s) (Compliance)

The proposed first floor side window in the south elevation shall be obscurely 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: To safeguard the residential amenity of any future development of the neighbouring site in accordance with Policy D.2 of the Bath and North East Somerset Local Plan.

5 Highways - Construction Management Plan (Pre-commencement)

No development shall commence until a Construction Management Plan has been 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, working hours, site opening times, wheel wash facilities and site compound arrangements. The development shall thereafter be undertaken in accordance with the approved details.

Reason: To ensure that safe operation of the highway and in the interests of protecting residential amenity in accordance with Policies T.24 and D.2 of the Bath and North East Somerset Local Plan. This is a condition precedent because any initial construction or demolition works could have a detrimental impact upon highways safety and/or residential amenity.

PLANS LIST:

This decision relates to the following drawings: un-numbered Front Elevation East and Rear Elevation West, un-numbered Ground Floor Plan and First Floor Plan, un-numbered Side Elevation South and un-numbered Side Elevation North received 07/07/2016 and un-numbered OS Site Location Plan and un-numbered Block Plan received 24/08/2016.

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 or send it direct to 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.

Community Infrastructure Levy Advisory

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

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.

Item No:	09		
Application No:	16/03488/FUL		
Site Location:	63 Purlewent Drive, Upper Weston, Bath, Bath And North East Somerset		
Ward:	Weston	Parish:	N/A
		LB Grade:	N/A
Application Type:	Full Application		
Proposal:	Change of use from a residential dwelling (use class C3) to a 4 bedroom HMO (use class C4).		
Constraints:	Affordable Housing, Agric Land Class 3b,4,5, Article 4, Forest of Avon, Hotspring Protection, MOD Safeguarded Areas, SSSI - Impact Risk Zones, World Heritage Site,		
Applicant:	Ms Anna Keen		
Expiry Date:	23rd September 2016		
Case Officer:	Martin Almond		

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 Bicycle Storage (Pre-occupation)

No occupation of the development shall commence until bicycle storage for at least 4 bicycles has been provided in accordance with in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. 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.6 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 drawings first floor plans and ground floor plans dated as received 8th July 2016 and site location plan dated as received 12th July 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 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 or send it direct to 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.

Item No:	10	
Application No:	15/01802/FUL	
Site Location:	Church Farm Derelict Property, Church Hill, High Littleton, Bristol	
Ward: High Littleton	Parish: High Littleton	LB Grade: II
Application Type:	Full Application	
Proposal:	Construction of new pedestrian and vehicular access to Church Farm, High Littleton from A39 High Street following removal of section of boundary wall.	
Constraints:	Airport Safeguarding Zones, Agric Land Class 1,2,3a, Coal - Standing Advice Area, Forest of Avon, Housing Development Boundary, SSSI - Impact Risk Zones, Tree Preservation Order,	

Applicant:	Mr Martin Pera
Expiry Date:	16th December 2015
Case Officer:	Laura Batham

Withdrawn from Agenda

Item No:	11
Application No:	16/02692/LBA
Site Location:	Maisonette 2 3 Floor S , 4 Princes Buildings, City Centre, Bath
Ward: Abbey	Parish: N/A LB Grade: II
Application Type:	Listed Building Consent (Alts/exts)
Proposal:	Internal alterations to include the removal of stud wall between kitchen and reception room and installation of stud wall and door in corridor to create a laundry cupboard.
Constraints:	Affordable Housing, Agric Land Class 3b,4,5, Air Quality Management Area, Article 4, Bath Core Office Area, Centres and Retailing, Conservation Area, Forest of Avon, Hotspring Protection, Listed Building, MOD Safeguarded Areas, SSSI - Impact Risk Zones, World Heritage Site,
Applicant:	Powell & Powell Ltd
Expiry Date:	19th August 2016
Case Officer:	Adrian Neilson

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:

5362-16-01, 5362-16-02, 5362-16-03, 5362-16-04 and Design, Access and Heritage Statement date stamped 27 May 2016 and photographs 24 June 2016.

DECISION TAKING STATEMENT

In determining this application the Local Planning Authority considers it has complied with the aims of paragraphs 186 and 187 of the National Planning Framework. 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.

Item No:	12	
Application No:	16/02441/FUL	
Site Location:	St Nicholas Church, Church Road, Whitchurch, Bristol	
Ward: Publow And Whitchurch	Parish: Whitchurch	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of disabled WC to front elevation.	
Constraints:	Affordable Housing, Airport Safeguarding Zones, Agric Land Class 3b,4,5, Coal - Standing Advice Area, Forest of Avon, Greenbelt, Housing Development Boundary, Listed Building, Local Shops, SSSI - Impact Risk Zones,	
Applicant:	PCC of St Nicholas Church Care of Mrs A Sealy	
Expiry Date:	14th July 2016	
Case Officer:	Adrian Neilson	

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