

DEVELOPMENT MANAGEMENT COMMITTEE

Minutes of the Meeting held

Wednesday, 16th November, 2016, 2.00 pm

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

67 EMERGENCY EVACUATION PROCEDURE

The Democratic Services Officer read out the emergency evacuation procedure.

68 ELECTION OF VICE CHAIRMAN (IF DESIRED)

On motion by Councillor Jackson, seconded by Councillor Crossley it was:

RESOLVED: To elect Councillor Kew as Vice Chairman for this meeting.

69 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

There were no apologies for absence.

70 DECLARATIONS OF INTEREST

The Chairman, Councillor Sally Davis, declared a non-pecuniary interest in application number 16/04284/FUL, Farmborough Memorial Hall, Little Lane, Farmborough. The land belongs to Farmborough Parish Council and Councillor Davis is a member of the Parish Council. She stated that she would leave the meeting while this application was considered.

71 TO ANNOUNCE ANY URGENT BUSINESS AGREED BY THE CHAIRMAN

The Chairman informed members that planning application number 16/03652/FUL, relating to Applegate Stables, Shockerwick Lane, Bathford, Bath, BA1 7LQ had been withdrawn from the agenda.

72 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.

73 ITEMS FROM COUNCILLORS AND CO-OPTED MEMBERS

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

74 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 19 October 2016 were confirmed and signed as a correct record.

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

The Committee considered:

- A report by the Group Manager (Development Management) on various planning applications.
- An update report by the Group Manager (Development Management) on item no 1 attached as *Appendix 1* to these minutes.
- Oral statements by members of the public and representatives on items 1 and 2. A copy of the speakers' list is attached as *Appendix 2* to these minutes.

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

Item No 1

Application No. 16/00792/FUL

Site Location: 8 Warminster Road, Bathampton, Bath, BA2 6SH – Erection of two-storey rear extension with first floor rear balcony

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

The registered speakers spoke for and against the application.

In response to a question the Case Officer confirmed that the proposed wall would be the full height of the veranda of the neighbouring property.

Councillor Roberts moved that planning permission be refused due to the proposed extension being overbearing, loss of light to the adjoining property and the resulting detrimental impact on the amenity. This was seconded by Councillor Crossley.

Councillor Kew noted that there would be some impact on the neighbouring property but questioned whether this would be unreasonable. He felt that the extension would not be too overbearing.

Councillor Jackson noted that the applicant wished to provide disabled access to the garden, officers confirmed that this was a consideration but usually relevant to planning in a specific exceptional situation and normally covered by building regulations. Councillor Jackson also pointed out that there would be some loss of light to the neighbours' kitchen.

The motion was then put to the vote and there were 4 votes in favour, 5 votes

against and 1 abstention. The motion was therefore **LOST**.

Councillor Kew then moved that planning permission be granted subject to conditions. This was seconded by Councillor Organ.

The motion was then put to the vote and it was **RESOLVED** by 6 votes in favour and 4 votes against to **PERMIT** planning permission subject to the conditions set out in the report.

Item No. 2

Application No. 16/03069/FUL

**Site Location: Workshop, 239A London Road East, Batheaston, Bath, BA1 7RL
– Conversion and extension of existing industrial building to create a Live Work Unit**

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

The registered speaker spoke in favour of the application.

Councillor Kew moved that planning permission be granted subject to conditions. He stated that the development would enhance the area and was not overbearing. The motion was seconded by Councillor Jackson who felt that the development would be a vast improvement. She then asked whether a condition could be included to remove permitted development rights to prevent further extension of the property. The Team Manager, Development Management confirmed that this could be included and Councillor Kew agreed to include this in his motion.

Councillor Roberts stated that she would be minded to refuse the application as she felt the development would be overbearing and would lead to loss of light for neighbouring properties.

Councillor Appleyard was not in favour of the application due to the impact on neighbouring properties. He felt that the building would be too high and that it would be detrimental to their outside space and was overbearing.

Councillor Organ supported the proposal and stated that it would improve the area and that he felt the height was not excessive.

The motion was then put to the vote and it was **RESOLVED** by 6 votes in favour and 4 votes against to **PERMIT** the application subject to the conditions set out in the report and an additional condition to remove permitted development rights.

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

The Committee considered:

- A report by the Group Manager (Development Management) on various planning applications.
- An update report by the Group Manager (Development Management) on item

7 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. 16/03114/ERES

Site Location: Proposed Development Site, Roseberry Road, Twerton, Bath – Approval of Reserved Matters in relation to outline application 15/01932/EOUT (Phase 1 of the development comprising 171 flats, local needs shopping unit and associated development)

The Case Officer reported on the application and her recommendation to approve the application.

The registered speaker spoke in favour of the application.

In response to a question the Case Officer confirmed that the Section 106 agreement included a requirement for a marketing strategy and plan and also that the provision of a cycle strategy had been agreed at the outline stage. She explained that the retail unit would cater for local needs and that 40 parking spaces would be provided. The Section 106 Agreement also set out the requirements for affordable housing.

Councillor Jackson had some reservations about the height of the buildings and felt these could be overbearing. The Case Officer confirmed that the height did not exceed that of the buildings at the Western Riverside development. Councillor Jackson then moved that planning permission be granted subject to conditions. This was seconded by Councillor Organ.

Councillor Crossley stated that this was a very good application which contained roofscape, variation, a number of balconies, underground car parking and a mix of units. He welcomed the fact that it would provide a mixed community which included affordable housing. There was a need for this type of housing in Bath and he welcomed the imaginative and diverse design.

Councillor Becker felt that the application should be rejected and a request made for a more aesthetically pleasing design. He stated that this proposal did not follow the design principles required for Bath as a world heritage city. The Placemaking Plan had not been followed and the proposal undermined and contradicted Palladian architecture. He felt that the design could easily be improved to address these concerns at this key site and that the proposal as it stands was currently featureless and monotonous.

Councillor Kew stated that he agreed with the comments made by Councillor Crossley. He pointed out that the site was not within a conservation area and that the development would address the need for this type of housing in the area. There were many good features within the design and the modern materials were acceptable.

Councillor Organ stated that this was a good use of a derelict site.

Councillor Appleyard stated that this was a good proposal and that he would support it.

The motion was then put to the vote and it was **RESOLVED** by 9 votes in favour and 1 against to **APPROVE** the application subject to the conditions set out in the report.

Item No's 2 and 3

Application No's. 16/01435/FUL and 16/01436/LBA

Site Location: Parking Area Rear of 4A York Place, London Road, Walcot, Bath – Erection of a building comprising 4 residential apartments and external alterations

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

The registered speaker spoke in favour of the application.

In response to a question the Case Officer confirmed that changes had been made to address Councillor Brett's public safety concerns and a turning area for large vehicles would now be provided.

Councillor Jackson moved that planning permission and listed building consent be granted subject to conditions. This was seconded by Councillor Kew who felt that this was a good use of the land.

The motion was then put to the vote and it was **RESOLVED** unanimously to **PERMIT** planning permission and to **GRANT** listed building consent subject to the conditions set out in the report.

Item No. 4 and 5

Application No's 15/04085/FUL and 15/04179/LBA

Site Location: Holly Farm, The Green, Farmborough – Erection of 2 new dwellings to the rear of the plot and conversion of existing barn and cowshed to create 2 dwellings with associated works and internal and external alterations (Resubmission)

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

In response to a question officers confirmed that this would be considered as infill rather than back garden development.

Councillor Organ moved that consideration of the application be deferred pending a site visit due to the location close to the hazardous junction with the A39 and proximity to a school. This was seconded by Councillor Kew.

Councillor Davis pointed out that traffic calming measures were already being considered for the area.

Councillor Crossley felt that there was no need for a site visit as all the information required was provided in the report.

The motion was put to the vote and there were 2 votes in favour and 8 votes against. The motion was therefore **LOST**.

Councillor Jackson asked whether this was a sustainable location and queried whether there should be a contribution to bus services. Officers stated that this was not considered necessary; however, a contribution could be dealt with via CIL (Community Infrastructure Levy).

Councillor Crossley moved that planning permission and listed building consent be granted subject to conditions. He felt that this was a good scheme and that it would be advantageous to develop this land. The motion was seconded by Councillor Jackson.

The motion was put to the vote and it was **RESOLVED** unanimously to **PERMIT** the application and to **GRANT** listed building consent subject to the conditions outlined in the report.

Item No. 6

Application No. 16/04284/FUL

**Site Location: Farmborough Memorial Hall, Little Lane, Farmborough –
Erection of community shop**

The Chairman left the meeting while this application was considered having declared a non-pecuniary interest in the item due to being a member of Farmborough Parish Council who owned the land. The Vice Chairman, Councillor Kew, then took the chair.

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

Councillor Organ moved that planning permission be granted subject to conditions and the inclusion of a landscaping condition to ensure that the hedge was retained. This was seconded by Councillor Appleyard.

The motion was then put to the vote and it was **RESOLVED** unanimously to **PERMIT** the application subject to the conditions set out in the report and an additional landscaping condition to ensure that the hedge is retained.

Councillor Sally Davis then resumed the chair.

Item No. 7

Application No. 16/03652/FUL

**Site Location: Applegate Stables, Shockerwick Lane, Bathford, Bath, BA1 7LQ
– Erection of additional livery stables and a rural workers accommodation unit**

This application was withdrawn from the agenda.

Item No. 8

Application No. 16/04282/FUL

Site Location: 101 Wellsway, Keynsham, BS31 1HZ – Erection of an extension to form 2 one bedroom flats

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

The registered speaker spoke in favour of the application.

Councillor Organ stressed that the extension should be consistent with the other houses in the terrace. The Case Officer confirmed that a condition stated that the materials should match those existing. It was also confirmed that the extension would contain bay windows to match the rest of the terrace.

Councillor Jackson asked whether there could be a similar development at the other end of the terrace to maintain symmetry. The Case Officer stated that this would not be possible due to space constraints.

Councillor Organ moved that planning permission be granted subject to conditions and noted that highway safety would be improved by the development. This was seconded by Councillor Kew.

The motion was then put to the vote and it was **RESOLVED** unanimously to **PERMIT** the application subject to the conditions set out in the report.

77 ENFORCEMENT REPORTS

The Committee considered a report by the Group Manager (Development Management) on various enforcement matters.

Item No. 1

Reference: 09/00168/UNAUTH

Site Location: Rough Ground and Buildings, Queen Charlton Lane, Queen Charlton – Without planning permission the unauthorised use of the land for residential purposes. The use of the land is in breach of planning control.

The Case Officer reported on the matter and his recommendation to continue with injunction proceedings. The report set out the changes to the personal circumstances of the applicants since the decision of the Development Management Committee on 21 October 2015 to authorise the issue of injunction proceedings. He explained that the Council works with organisations to provide educational support and to assist with making short term arrangements for education provision as necessary. The Parish Council were in favour of continuing to pursue enforcement action.

The registered speakers spoke in favour of allowing the use of the land to continue and against injunction proceedings.

Councillor Crossley moved that the Council take no action until March 2017 pending the Court decision on this injunction. This was seconded by Councillor Appleyard.

The Senior Legal Advisor explained that due to injunction proceedings having been started by the Council, and with that a court timetable to comply with, the Committee should decide either to continue with the injunction or to discontinue the action. A suspension of action would not work in the current situation. It was noted that a Public Inquiry in relation to refused planning application 14/01379/FUL had been held in October 2016 and a decision from the Planning Inspectorate was due by 5 December 2016. If the planning appeal was successful and planning permission granted by the Planning Inspector then the injunction proceedings were very likely to halt.

Councillor Jackson felt that proceedings should be stopped due to the right of the applicant to a stable family life. This would be difficult if the family were forced to live on the roadside. She stated that enforcement action was at the discretion of the Council and that human rights considerations should be taken into account.

Councillor Crossley then withdrew his original motion with the consent of his seconder and moved that the injunction proceedings be discontinued. This was seconded by Councillor Jackson.

Councillor Kew stated that it had taken many years to reach this point and that the injunction proceedings should go ahead due to the unauthorised use of the land and unlawful occupation of a greenfield site. Although this was a difficult case it was important to follow Council policy.

The motion was then put to the vote and there were 4 votes in favour and 6 votes against. The motion was therefore **LOST**.

Councillor Kew then moved that the Council proceed with injunction proceedings for the reasons set out in the officer recommendation. This was seconded by Councillor Organ.

The motion was put to the vote and it was **RESOLVED** by 6 votes in favour and 4 votes against to continue to pursue the injunction as previously resolved by the Committee on 21 October 2015 to restrain the breach of planning control.

Item No. 2

Application No. 06/0009/UNDEV

Site Location: Stowey Nursery, Folly Lane, Stowey, BS39 4DW – Unauthorised building

The Case Officer reported on the matter and his recommendation to take direct action to resolve the breach of planning control. The breach had been continuing for 6 years and was harmful to the greenbelt. A conviction had been secured for non-compliance with the requirements of the enforcement notice.

The registered speaker spoke against direct action being taken.

Councillor Jackson asked what action had been taken between 2010 and 2015. Officers confirmed that there had been dialogue during this time but that it had since tailed off. It was accepted that there had been some time delay.

Councillor Kew noted that this case had been ongoing for a long period of time and

any issues mentioned by the registered speaker at this meeting would have already been considered. He felt that enforcement action should be taken in line with the Council's policy. He then moved the recommendation set out in the officer report. This was seconded by Councillor Appleyard.

The motion was then put to the vote and it was **RESOLVED** unanimously to delegate authority to the Group Manager – Development Management, in consultation with the Head of Legal and Democratic Services to:

- Exercise the powers of the authority under S178 of the Town and Country Planning Act 1990 to enter the Land and take the steps required by the Notice; and
- Exercise any powers of the authority to recover the expenses of doing so.

78 QUARTERLY PERFORMANCE REPORT - JULY TO SEPTEMBER 2016

The Committee considered the quarterly performance report for July to September 2016. Officers agreed to check the 41% figure for “invalid” applications received.

RESOLVED to **NOTE** the report.

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

The Committee considered the appeals report and noted that there was a 100% success rate.

RESOLVED to **NOTE** the report.

The meeting ended at 4.45 pm

Chair

Date Confirmed and Signed

Prepared by Democratic Services

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BATH AND NORTH EAST SOMERSET COUNCIL

Development Management Committee

Date 16th November 2016

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

ITEMS FOR PLANNING PERMISSION

ITEM

Item No.	Application No.	Address
001	16/00792/FUL	8 Warminster Road, Bathampton, Bath

Bathampton Parish Council is now aware that its comments on the initial application for 8 Warminster Road require clarification.

They should read (changes are in *italics*):

1. The extension is too overbearing for the location. *In the past few years, two applications for just decking developments in the rear of the same row have been unsuccessful for this reason.*
2. The extension will be intrusive and overlook neighbouring gardens, and will particularly adversely affect Number 7.
3. The extension will not fit within the existing building line of the rear extensions of the other houses.”

Comments are noted. There is no change to the officer recommendation.

Email from applicant received 11.11.16 (including plans and photographs, some of which are annotated).

1. All gardens are angled to the West. Our boundary with number 7 is a steeper angle than that with number 9, meaning our garden widens the further away you get from the houses (A balcony 2 meters within our boundary with number 7 therefore gets much further within our boundary as you travel down the garden)
2. Bathampton Parish Council made 3 objections. They have had to amend their first objection about other applications for 2 storey extensions previously being refused following evidence of the 2 storey extensions at

number 9 and number 10, neither of which Bathampton Parish Council objected to (planning reference numbers 00/01836/FUL and 10/05012/FUL)

3. Bathampton Parish Council's 2nd objection relates to being intrusive and overlooking. Bathampton Parish Council have not actually visited our property, despite being invited to.
4. Bathampton Parish Council's 3rd and final objection is that the extension will not fit within the building line. Bathampton Parish Council did not object to the previous planning application by 7 Warminster Road where the extension exceeded the building line, to which our extension falls in line (see diagram below submitted with planning application for 7 Warminster Road, reference 14/02060/FUL)
5. Number 9 Warminster Road have built a 2nd floor rear conservatory, but also extended to the side of their property right up to our boundary. This prevents us from also being able to extend to the side as we would in effect create a terrace (see diagram above for evidence of No 9 (house to right of no 8) being built to the boundary)
6. Number 7 have previously written requesting that the planning committee view number 7's drawings to show the impact of the extension. We would like to draw attention to the fact that the drawings show our proposed extension much larger than it will be. For instance, the photo below shows our extension actually on the balcony of number 7 (approx 80cm/2.5ft over the boundary line), far increasing the perceived impact. It should also be mentioned that these same incorrect photos have been provided to other neighbouring properties during the initial consultation period.

Finally, a couple of points that I feel should be highlighted following the site visit:-

- a)** The balcony at number 7, following extension works, is built right to the boundary and currently has a direct line of sight over the entire top half of our garden (gardens angle West, giving them a greater view of our garden), across our entire balcony, and direct sight into our dining room. To a lesser extent we have line of site across the entire balcony of number 7
- b)** There is currently direct line of site from our balcony across the full balcony of number 9, and into their 2nd storey conservatory extension
- c)** Note the positioning of the balcony at number 6, in line with the forward edge of the lower ground floor extensions
- d)** Please note the minimal impact on view from our house if number 7 built the same extension instead of us (using the flag pole number 7 erected on their balcony which may have given the illusion of our extension being more intrusive when viewed from number 7)
- e)** Finally, I have also included a photo of the 2nd storey conservatory extension at number 9 with lower ground floor below as evidence of other 2 storey extensions in case this was not noticed at the site visit

Comments are noted. There is no change to the officer recommendation.

Item No.	Application No.	Address
01	16/03114/ERES	Roseberry Road, Bath

Updated plans list due to typographical errors in the list as cited in the committee report

Plans list

25 Oct 2016	L421_E	BUILDING B ELEVATIONS SOUTH AND EAST
25 Oct 2016	L300 REV G	PROPOSED BLOCK PLAN FLOOR 00
25 Oct 2016	L307 REV E	PROPOSED SITE ROOF PLAN
25 Oct 2016	L400 REV E	BUILDING A NORTH - SOUTH ELEVATION
25 Oct 2016	L401 REV E	NORTH EAST ELEVATION
25 Oct 2016	L402 REV E	NORTH NORTH ELEVATION
25 Oct 2016	L403 REV E	NORTH WEST ELEVATION
25 Oct 2016	L410 REV E	A SOUTH_ELEVATIONS SE AND SW
25 Oct 2016	L411 REV E	A SOUTH_NORTH WEST ELEVATION
25 Oct 2016	L420 REV E	BUILDING B ELEVATIONS NORTH AND WEST
25 Oct 2016	L430 REV E	BUILDING C ELEVATIONS SOUTH AND WEST
25 Oct 2016	L431 REV E	BUILDING C ELEVATIONS NORTH AND EAST
25 Oct 2016	L500 REV C	PROPOSED SECTIONS_BUILDING A AA BB
07 Oct 2016	L378 E	PHASING PLAN - PHASE 2 WORKS CAR PARKING.
06 Oct 2016	PLAN 9	ARTICULATED HGV ACCESSING FOOD STORE
20 Sep 2016	031-001 D	LANDSCAPE PLAN
20 Sep 2016	037-002 K	RIVERSIDE PLANTING PROPOSALS
20 Sep 2016	037-201 F	PLANTING PLAN GROUND LEVEL
20 Sep 2016	037-202 E	PLANTING PLAN LANDSCAPE DECK
20 Sep 2016	037-210 D	SOIL PROFILE PLAN GROUND LEVEL
20 Sep 2016	037-302 C	HARD LANDSCAPE PLAN GROUND LEVEL
20 Sep 2016	037-304 C	SURFACE FINISHES LANDSCAPE DECK
19 Sep 2016	037-405_B	WILLOW REVETMENTS
19 Sep 2016	037-412_A	TIMBER BENCH - STANDARD
19 Sep 2016	037-413_A	TIMBER BENCH - SMALL CUBE
19 Sep 2016	037-415_A	CYCLE STAND
19 Sep 2016	037-430_B	LOW STONE WALL & STEPS
19 Sep 2016	037-441_D	FENCING TO SERVICE YARD
20 Jun 2016	15123_L501_B	PROPOSED SECTIONS BUILDING A CC DD
20 Jun 2016	15123_L502_B	PROPOSED SECTIONS BUILDING B EE FF
20 Jun 2016	15123_L503_B	PROPOSED SECTIONS BUILDING C GG HH
20 Jun 2016	E-0001 REV 02	LIGHTING LAYOUT
20 Jun 2016	15123_L001_B	SITE LOCATION PLAN
20 Jun 2016	15123_L002_B	EXISTING SITE LAYOUT
20 Jun 2016	037-421_A	PAVING-COBBLE STRIP
20 Jun 2016	037-414	TIMBER BENCH WITH BACK
20 Jun 2016	037-ID-104_D	PROPOSED MATERIALS HARD LANDSCAPE
20 Jun 2016	037-ID-105_A	PROPOSED MATERIALS STREET FURNITURE
20 Jun 2016	037-R001_O	ILLUSTRATIVE LANDSCAPE PROPOSALS
20 Jun 2016	15123_L301_E	PROPOSED SITE PLAN FLOOR 01
20 Jun 2016	15123_L302_E	PROPOSED SITE PLAN FLOOR 02
20 Jun 2016	15123_L303_E	PROPOSED SITE PLAN FLOOR 03
20 Jun 2016	15123_L304_E	PROPOSED SITE PLAN FLOOR 04
20 Jun 2016	15123_L305_E	PROPOSED SITE PLAN FLOOR 05
20 Jun 2016	15123_L306_E	PROPOSED SITE PLAN FLOOR 06

20 Jun 2016	037-111_D	SECTIONS GREEN LINK
20 Jun 2016	037-401_A	SEMI MATURE TREE PIT SOFT LANDSCAPE
20 Jun 2016	037-403_A	SEMI MATURE TREE PIT HARD LANDSCAPE
20 Jun 2016	037-410_B	PLANTER LANDSCAPE DECK
20 Jun 2016	037-411_A	BOLLARDS
20 Jun 2016	15123_L350_C	GYM FLOOR PLAN
20 Jun 2016	15123_L351_C	GYM ELEVATIONS AND SECTIONS
20 Jun 2016	037-440	FENCING TO TEMPORARY CAR PARK

Item No.	Application No.	Address
07	16/03652/FUL	Applegate Stables Shockerwick Lane Bathford Bath BA1 7LQ

Since publication of the committee report the applicant has submitted additional letters of support making the total number of support letters received in respect of this application 7. The applicant has also submitted a petition of 27 signatures, 21 of which serve to underpin prior letters of support submitted in respect of 2014 application 14/02558/FUL.

The agent has also submitted comments from a third party in regards to the Highways objection. The third party is a director of MBC Traffic who provide consultation on traffic and transportation matters.

In summary, the third party comment states that (in their opinion) the proposal will have a de minimis impact and would not in the context of NPPF be severe. By residing on site, the third party is of the opinion that the owner will be able to reduce some trips associated with travelling to and from work and that this will be of benefit. The opinion is also given that adequate provision for parking adequate can be provided and maintained.

In response to these comments, the officer wishes to state the following:

- Whilst the ability for the owner to reduce travel to and from work may be a benefit, it would not counterbalance the increase in traffic caused by the expansion of the site if planning permission were to be granted.
- Additional stables will result in additional movements to and from the site by clients, which is likely to include both car vehicles and horse boxes. Furthermore, a greater amount of traffic would be expected to be generated from deliveries to the dwelling and visits by friends and family
- The third party states that the officer needs to take a balanced view. The Council considers that it has taken a balance view of this matter and has reached the decision that notwithstanding the observations of

the third party the quantum of development if approved will result in more movements to the site and not less - as suggested.

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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 16 NOVEMBER 2016**

A. SITE VISIT LIST			
ITEM NO.	SITE NAME	SPEAKER	FOR/AGAINST
1	8 Warminster Road, Bath	James Paddy (Applicant)	For
		Philip Tovey	Against
2	239A London Road, Bath	Christopher Dance (Agent)	For

B. MAIN PLANS LIST			
ITEM NO.	SITE NAME	SPEAKER	FOR/AGAINST
1	Roseberry Road, Twerton, Bath	Andrew Maltby (Applicant)	For
2 and 3	Rear of 4A York Place, London Road, Bath	James Norton (Agent)	For
8	101 Wellsway, Keynsham	John White (Agent)	For

C. ENFORCEMENT LIST

ITEM NO.	SITE NAME	SPEAKER	FOR/AGAINST
1	Queen Charlton Lane	Sam Worrall (Gypsy, Traveller & Boater Outreach and Engagement Officer) Kathleen O'Connor (Applicant)	For (To share 3 minutes)
2	Folly Lane, Stowey	Andrew Hay (on behalf of AJP Growers Ltd)	For

BATH AND NORTH EAST SOMERSET COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE

16th November 2016

SITE VISIT DECISIONS

Item No:	001	
Application No:	16/00792/FUL	
Site Location:	8 Warminster Road, Bathampton, Bath, Bath And North East Somerset	
Ward: Bathavon North	Parish: Bathampton	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of two-storey rear extension with first floor rear balcony	
Constraints:	Affordable Housing, Agric Land Class 1,2,3a, British Waterways Major and EIA, British Waterways Minor and Householders, Forest of Avon, Greenbelt, Hotspring Protection, Housing Development Boundary, MOD Safeguarded Areas, River Avon and Kennet & Avon Canal, SSSI - Impact Risk Zones,	
Applicant:	Mr J Paddy	
Expiry Date:	18th November 2016	
Case Officer:	Nikki Honan	

DECISION PERMIT

1 Standard Time Limit (Compliance)

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

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

2 Materials (Compliance)

All external walling and roofing materials to be used shall match those of the host dwelling in respect of type, size, colour, pointing, coursing, jointing, profile and texture.

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

3 Removal of Permitted Development Rights - No Windows (Compliance)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows, roof lights or openings, other than those shown on the plans hereby approved, shall be formed in the development hereby permitted at any time unless a further planning permission has been granted.

Reason: To safeguard the 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.

4 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:

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

001, 002, 003, 004 - received 19.02.16
005D, 006D - received 29.06.16

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.

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.

Sewers

The applicant is advised to contact the water authority to confirm if a sewer is affected by the proposed development and if permission is required from the water authority to build near or relocate a sewer

Item No:	002	
Application No:	16/03069/FUL	
Site Location:	Workshop, 239A London Road East, Batheaston, Bath	
Ward: Bathavon North	Parish: Batheaston	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Conversion and extension of existing industrial building to create a Live Work Unit.	
Constraints:	Affordable Housing, Agric Land Class 3b,4,5, Flood Zone 2, Flood Zone 3, Forest of Avon, Hotspring Protection, Housing Development Boundary, LLFA - Flood Risk Management, MOD Safeguarded Areas, SSSI - Impact Risk Zones,	
Applicant:	Mr Robert Marcuson	
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 Materials - Submission of Schedule and Samples

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

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

4 Ecology (Compliance)

Works must proceed only in accordance with the following measures for the protection of bats and birds:

- o a careful visual check for signs of active bird nests and bats shall be made of the interior and exterior of the building and its roof, and any crevices and concealed spaces, prior to any works affecting these areas
- o active nests shall be protected undisturbed until the young have fledged
- o works to the roof and any areas with concealed spaces or crevices shall be carried out by hand, lifting panels or tiles (not sliding) to remove them, and checking beneath each one.
- o If bats are encountered works shall cease and the Bat Helpline (Tel 0345 1300 228) or a licenced bat worker shall be contacted for advice before proceeding.

Reason: To avoid harm to protected species (bats and nesting birds)

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

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

Reason: Any further extensions require detailed consideration by the Local Planning Authority

6 Plans List (Compliance)

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

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

PLANS LIST:

Existing site plan LRE-ESP
Location plan LRE-LP
Proposed site plan LRE-PSP
Existing west elevation LRE-EE-02
Existing roof plan LRE-EP-02

Existing east elevation LRE-EE-03
Existing north elevation LRE-EE-04
Existing south elevation LRE-EE-04
Existing cross section LRE-EE-05
Existing ground floor plan LRE-EP-01
Proposed south elevation LRE-PE-01 revised B
Proposed west elevation LRE-PE-02
Proposed east elevation LRE-PE-03
Proposed north elevation LRE-PE-04
Proposed ground floor plan LRE-PP-01 rev A
Proposed mezzanine plan LRE-PP-02 rev A
Proposed roof plan LRE-PP-03
Proposed cross section LRE_PE_05 _A

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

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.

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BATH AND NORTH EAST SOMERSET COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE

16th November 2016

DECISIONS

Item No:	01	
Application No:	16/03114/ERES	
Site Location:	Proposed Development Site, Roseberry Road, Twerton, Bath	
Ward: Westmoreland	Parish: N/A	LB Grade: N/A
Application Type:	Reserved Matters App with an EIA	
Proposal:	Approval of Reserved Matters in relation to outline application 15/01932/EOUT (Phase 1 of the development comprising 171 flats, local needs shopping unit, and associated development)	
Constraints:	Affordable Housing, Agric Land Class 3b,4,5, Air Quality Management Area, Article 4, Bath Enterprise Area, British Waterways Major and EIA, British Waterways Minor and Householders, Contaminated Land, Flood Zone 2, Flood Zone 3, Forest of Avon, Sites with Planning Permission, Hotspring Protection, LLFA - Flood Risk Management, MOD Safeguarded Areas, Railway, River Avon and Kennet & Avon Canal, Site Of Special Scientific Interest (SI), SSSI - Impact Risk Zones, World Heritage Site,	
Applicant:	Deeley Freed (Penhalt) Limited	
Expiry Date:	30th November 2016	
Case Officer:	Tessa Hampden	

DECISION APPROVE subject to conditions.

Item No:	02	
Application No:	16/01435/FUL	
Site Location:	Parking Area Rear Of 4A, York Place, London Road, Walcot	
Ward: Walcot	Parish: N/A	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of a building comprising 4no. residential apartments.	
Constraints:	Affordable Housing, Agric Land Class 3b,4,5, Air Quality Management Area, Article 4, Conservation Area, Flood Zone 2, Flood Zone 3, Forest of Avon, Hotspring Protection, LLFA - Flood Risk Management, MOD Safeguarded Areas, SSSI - Impact Risk Zones, Tree Preservation Order, World Heritage Site,	
Applicant:	J R Properties Ltd	
Expiry Date:	31st May 2016	
Case Officer:	Tessa Hampden	

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 Floor levels (Compliance)

The development hereby permitted shall be constructed with Finished Floor Levels set at a minimum 22.81mAOD.

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

3 Flood resilience measures (Pre-commencement)

No development approved by this planning permission shall take place until such time as a scheme detailing flood resilience measures to be incorporated in the construction of the development has been submitted to, and approved in writing by, the local planning authority in consultation with the Environment Agency.

The scheme shall be fully implemented prior to occupation and subsequently maintained for the lifetime of the development unless otherwise agreed in writing by the local planning authority.

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

4 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.

5 Drainage strategy (Pre-commencement)

No development shall commence, except ground investigations and remediation, until a complete surface water drainage strategy has been submitted to and approved in writing by the Local Planning Authority.

Details of what to include in the drainage strategy can be found on page 37 onwards of the West of England Sustainable Drainage Developer Guide. This Guide also specifies the required surface water flood risk standards.

http://www.bathnes.gov.uk/sites/default/files/sitedocuments/Planning-and-Building-Control/Planning-Policy/LDFGeneral/bd6457_woe_developer_guide_complete_72dpi.pdf

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 establish a viable method of surface water drainage prior to any initial construction works which may prejudice the surface water drainage strategy

6 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.

7 Hard and Soft Landscaping (Pre-occupation)

No occupation shall commence until a hard and soft landscape scheme has been submitted to and approved in writing by the Local Planning Authority showing details of all trees, hedgerows and other planting to be retained; a planting specification to include numbers, size, species and positions of all new trees and shrubs, details of existing and proposed walls, fences, other boundary treatment and surface treatment of the open parts of the site, and a programme of implementation.

Reason: To ensure the provision of an appropriate landscape setting to the development in accordance with Policies D.2 and D.4 of the Bath and North East Somerset Local Plan.

8 Hard and Soft Landscaping (Compliance)

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

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

9 Highways - Parking (Compliance)

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

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

10 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.

11 Refuse storage (Bespoke trigger)

No development of the external refuse storage shall commence until details 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 and shall be carried out prior to the occupation of the development hereby approved.

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.

12 Screening (Pre occupation)

The development hereby approved shall not be occupied until the details of the external screening on the proposed raised surfaces have been submitted to and approved in writing. The development shall thereafter be undertaken in accordance with the approved details and shall be carried out prior to the occupation of the development hereby approved. The screening shall be retained through the life of the development.

Reason: In the interests of the appearance of the development and the surrounding area, and the residential amenity of the neighbouring occupiers 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.

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:

PLANS

29 Sep 2016 Existing site and site location plan
27 Jul 2016 14-040-20 Site plan and section
27 Jul 2016 14-040-10 Proposed plans
27 Jul 2016 14-040-11 Elevations as proposed

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

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.

Item No:	03
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Application No:	16/01436/LBA
Site Location:	Parking Area Rear Of 4A, York Place, London Road, Walcot
Ward: Walcot	Parish: N/A LB Grade: N/A
Application Type:	Listed Building Consent (Alts/exts)
Proposal:	External alterations to include the erection of a building comprising 4no. residential apartments.
Constraints:	Affordable Housing, Agric Land Class 3b,4,5, Air Quality Management Area, Article 4, Conservation Area, Flood Zone 2, Flood Zone 3, Forest of Avon, Hotspring Protection, LLFA - Flood Risk Management, MOD Safeguarded Areas, SSSI - Impact Risk Zones, Tree Preservation Order, World Heritage Site,
Applicant:	J R Properties Ltd
Expiry Date:	19th May 2016
Case Officer:	Tessa Hampden

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:

PLANS

29 Sep 2016 Existing site and site location plan
27 Jul 2016 14-040-20 Site plan and section
27 Jul 2016 14-040-10 Proposed plans
27 Jul 2016 14-040-11 Elevations as proposed

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

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.

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.

Item No:	04	
Application No:	15/04085/FUL	
Site Location:	Holly Farm, The Green, Farmborough, Bath	
Ward: Farmborough	Parish: Farmborough	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of 2 no. new dwellings to the rear of the plot and conversion of existing barn and cowshed to create 2 no. dwellings with associated works. (Resubmission)	
Constraints:	Airport Safeguarding Zones, Agric Land Class 1,2,3a, Coal - Standing Advice Area, Forest of Avon, Greenfield site, Housing Development Boundary, Listed Building, SSSI - Impact Risk Zones,	
Applicant:	Mr Vernon Stokes	
Expiry Date:	18th November 2016	
Case Officer:	Sasha Berezina	

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 Arboricultural Method Statement and Tree Protection Plan (Pre-commencement)

No development shall take place until a detailed arboricultural method statement with tree protection plan identifying measures to protect the trees to be retained, has been submitted to and approved in writing by the Local Planning Authority. The statement shall include proposed tree protection measures during site preparation (including clearance and level changes), during construction and landscaping operations. The statement shall incorporate a provisional programme of works; supervision and monitoring details by an Arboricultural Consultant and provision of site visit records to the Local Planning Authority. The statement should also include the control of potentially harmful operations such as the position of service runs and soakaways, storage, handling and mixing of materials on site, burning, location of site office and movement of people and machinery.

Reason: To ensure that trees to be retained are not adversely affected by the development proposals in accordance with policy NE.4 of the Bath and North East Somerset Local Plan. This is a condition precedent because the works comprising the development have the potential to harm retained trees. Therefore these details need to be agreed before work commences.

3 Arboricultural Method Statement and Tree Protection Plan(Compliance)

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

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

4 Hard Landscaping Samples (Bespoke Trigger)

No hard landscaping works shall commence until samples of surfacing materials and a sample panel of all paving 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, the setting of listed buildings and the surrounding area in accordance with Policies BH.2, 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 Implementation of Soft and Hard Landscaping (Pre-occupation)

All hard and soft landscape works shall be carried out in accordance with the approved details (Drawing No63 (Proposed Landscape Plan) received 10 December 2015) or in accordance with the programme (phasing) agreed in writing with the Local Planning Authority. The works shall be carried out prior to the occupation of the relevant part of the development. Any trees or plants indicated on the approved scheme which, within a period of five years from the date of the development being completed, die, are removed or become seriously damaged or diseased shall be replaced during the next planting season with other trees or plants of a species and size to be first approved in writing by the Local Planning Authority. All hard landscape works shall be permanently retained in accordance with the approved details.

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

6 Sample Panel - Walling and Roofing (Bespoke Trigger)

No construction of the external walls of the development shall commence until a sample of roofing materials and a sample panel of all external walling 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 Bin storage details (Bespoke Trigger)

Detailed drawings of the proposed bin collection area for plots 1-4 shall be submitted to and approved by the Local Planning Authority prior to occupation of the development.

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.

8 Retention of Parking (Compliance)

The areas allocated for parking on submitted Drawing No 55 Rev D shall be kept clear of obstruction and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

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

9 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.

10 Wildlife Protection and Enhancement (Pre-commencement)

No development shall take place until full details of a Wildlife Protection and Enhancement Scheme have been submitted to and approved in writing by the local planning authority. These details shall include:

- (i) the final details of the bat mitigation scheme (which can take the form of an EPS licence application method statement if appropriate), which shall be in accordance with the mitigation and compensation proposals and recommendations contained in section 5 of the approved Bat Surveys report dated 8th August 2016 by Johns Associates;
- (ii) proposed method statements and all other necessary measures for the avoidance of harm during site preparation and construction works to nesting birds, reptiles and hedgehog and retained and adjacent habitats including prevention of harm to the nearby Conygre Brook SNCI;
- (iii) findings of any necessary further pre-commencement protected species survey or checks, or proposed submission of these in writing to the LPA when available;
- (iv) Details of proposed wildlife friendly planting including replacement fruit tree and habitat provision;
- (v) Details of proposed measures to enhance the value of the site for wildlife and provide biodiversity gain.

All works within the scheme shall be carried out in accordance with the approved details prior to the occupation of the development.

Reason: To prevent ecological harm and to provide biodiversity gain in accordance with policies NE.10 and NE.11 of the Bath and North East Somerset Local Plan.

11 Implementation of Wildlife Scheme (Pre-occupation)

No occupation of the development hereby approved shall commence until a report produced by a suitably experienced ecologist confirming and demonstrating, using photographs where appropriate, implementation of the recommendations of the Wildlife Protection and Enhancement Scheme shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the implementation and success of the Wildlife Protection and Enhancement Scheme to prevent ecological harm and to provide biodiversity gain in accordance with policies NE.10 and NE.11 of the Bath and North East Somerset Local Plan.

12 Implementation of bat mitigation (Pre-occupation)

No occupation of the development hereby approved shall commence until a copy of the EPS licence in relation to works affecting bats and their roosts, together with a copy of a report produced by a suitably experienced ecologist (licenced bat worker) confirming and demonstrating, using photographs where appropriate, satisfactory implementation of all necessary bat mitigation and compensation measures as detailed in the approved Bat Mitigation and Compensation scheme, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: to ensure satisfactory implementation of the approved bat mitigation and compensation scheme

13 External Lighting (Bespoke Trigger)

No new external lighting shall be installed without full details of proposed lighting design being first submitted and approved in writing by the Local Planning Authority; details to include lamp specifications, positions, numbers and heights; details of predicted lux levels and light spill, and details of all necessary measures to limit use of lights when not required and to prevent light spill onto nearby vegetation and adjacent land; and to avoid harm to bat activity and other wildlife. The lighting shall be installed and operated thereafter in accordance with the approved details.

Reason: To avoid harm to bats and wildlife in accordance with policies NE.10 and NE.11 of the Bath and North East Somerset Local Plan.

14 Drainage (Pre-construction)

Prior to construction drainage strategy for the site detailing how the surface water will be managed shall be submitted to and approved in writing by the local planning authority. The strategy needs to ensure that no flow of water from the development can flow out on to the highway or neighbouring land.

Reason: To prevent an increase in flood risk away from the development.

15 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:

Revised Drawing 03 Nov 2016 11 REV E PROPOSED BARN FLOOR PLANS AND ELEVATIONS

Revised Drawing 03 Nov 2016 12 REV F PROPOSED BARN ELEVATIONS AND SECTION
Drawing 10 Sep 2015 13 DETAIL SHEET 1 BARNS 1 AND 2
Revised Drawing 03 Nov 2016 14 REV B PROPOSED BARN DETAIL SHEET 2
Revised Drawing 03 Nov 2016 15 REV B PROPOSED BARN DETAIL SHEET 3
Revised Drawing 18 Oct 2016 16 A PROPOSED BARN DETAIL SHEET 4

Revised Drawing 03 Nov 2016 54 REV E PROPOSED SITE PLAN AND SECTION
Drawing 10 Sep 2015 55D PROPOSED SITE PLAN
Drawing 10 Sep 2015 56 SITE SURVEY
Drawing 24 Sep 2015 57 REV C BARN SURVEY AS EXISTING ELEVATIONS
Drawing 10 Sep 2015 58B BARNS 1 AND 2 EXISTING FLOOR PLANS AND SECTION
OS Extract 10 Sep 2015 59 SITE LOCATION PLAN
Revised Drawing 30 Jun 2016 60 E PROPOSED FLOOR PLANS PLOTS 3 & 4
Revised Drawing 30 Jun 2016 61 E PROPOSED ELEVATIONS PLOTS 3 & 4
Revised Drawing 10 Dec 2015 63 PROPOSED LANDSCAPE PLAN

NOTES TO APPLICANT

Noise and dust control from construction of development - informative

The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents in terms of noise and dust during the construction phases of the development. This should include not working outside regular day time hours, the use of water suppression for any stone or brick cutting and advising neighbours in advance of any particularly noisy works. The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated noise or dust complaints be received. For further information please contact the Environmental Protection Team at Bath and North East Somerset Council.

Highways works

The applicant is advised to contact the Highway Maintenance Team on 01225 394337 with regard to securing a licence under Section 184 of the Highways Act 1980 for the widening of the existing vehicular crossing as proposed. The new dwellings shall not be brought into use until the details of the access have been approved and constructed in accordance with the current Specification.

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.

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.

Item No:	05	
Application No:	15/04179/LBA	
Site Location:	Holly Farm, The Green, Farmborough, Bath	
Ward: Farmborough	Parish: Farmborough	LB Grade: II
Application Type:	Listed Building Consent (Alts/exts)	
Proposal:	Internal and external alterations to include erection of 2 no. new dwellings to the rear of the plot and conversion of existing barn and cowshed to 2 no. dwellings with associated works.	
Constraints:	Airport Safeguarding Zones, Agric Land Class 1,2,3a, Coal - Standing Advice Area, Forest of Avon, Greenfield site, Housing Development Boundary, Listed Building, SSSI - Impact Risk Zones,	
Applicant:	Mr Vernon Stokes	
Expiry Date:	18th November 2016	
Case Officer:	Sasha Berezina	

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 Repair of the roof and floor structures of the Barn (Bespoke Trigger)

A full survey and detailed schedule of works and method statement for the repair of the roof and floor structures of the Barn including rafters, trusses, purlins and floor joists shall be submitted to and approved in writing by the Local Planning Authority prior to these works commencing.

Reason: To safeguard features of special architectural and historical interest and preserve the character and appearance of the building in accordance with Policy BH.2 of the Bath and North East Somerset Local Plan.

3 Mortar Mix (Bespoke Trigger)

No re-pointing shall be carried out until areas of repointing have been identified and details of the proposed works and specification for the mortar mix and a sample area of pointing demonstrating colour, texture, jointing and finish have been provided in situ for the inspection and approval in writing by the Local Planning Authority and retained for reference until the work has been completed. Once approved the works shall be completed in accordance with the approved details.

Reason: To safeguard features of special architectural and historical interest and preserve the character and appearance of the building in accordance with Policy BH.2 of the Bath and North East Somerset Local Plan.

4 Joinery External Finishes (Bespoke Trigger)

No installation of the new external doors and windows shall commence until external joinery finishes for all doors, windows and sun room frame have been submitted to and approved in writing by the Local Planning Authority. Thereafter the work shall only be carried out in accordance with the approved details.

Reason: To safeguard the character and appearance of the building in accordance with Policy BH.2 of the Bath and North East Somerset Local Plan.

5 Materials (Compliance)

The external stonework to be used in the infill shall match that of the existing walling in respect of type, size, colour, pointing, coursing, jointing, profile and texture.

Reason: To safeguard the character and appearance of the building in accordance with Policy BH.2 of the Bath and North East Somerset Local Plan.

6 Plans List (Compliance)

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

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

PLANS LIST:

Revised Drawing 03 Nov 2016 11 REV E PROPOSED BARN FLOOR PLANS AND ELEVATIONS Public
Revised Drawing 03 Nov 2016 12 REV F PROPOSED BARN ELEVATIONS AND SECTION
Drawing 16 Sep 2015 13 DETAIL SHEET 1 OF 3
Revised Drawing 03 Nov 2016 14 REV B PROPOSED BARN DETAIL SHEET 2
Revised Drawing 03 Nov 2016 15 REV B PROPOSED BARN DETAIL SHEET 3
Revised Drawing 18 Oct 2016 16 A PROPOSED BARN DETAIL SHEET 4

Revised Drawing 03 Nov 2016 54 REV E PROPOSED SITE PLAN AND SECTION
Drawing 16 Sep 2015 55 D PROPOSED SITE PLAN
Drawing 16 Sep 2015 56 SITE SURVEY
Drawing 24 Sep 2015 57 REV C BARN SURVEY AS EXISTING ELEVATIONS
Drawing 14 Oct 2015 58 B EXISTING PLANS AND SECTION
OS Extract 16 Sep 2015 59 LOCATION PLAN
Revised Drawing 30 Jun 2016 60 E PROPOSED FLOOR PLANS PLOTS 3 & 4
Revised Drawing 30 Jun 2016 61 E PROPOSED ELEVATIONS PLOTS 3 & 4
Revised Drawing 10 Dec 2015 63 PROPOSED LANDSCAPE PLAN

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.

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.

Item No:	06	
Application No:	16/04284/FUL	
Site Location:	Farmborough Memorial Hall, Little Lane, Farmborough, Bath	
Ward: Farmborough	Parish: Farmborough	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of community shop	
Constraints:	Affordable Housing, Airport Safeguarding Zones, Agric Land Class 1,2,3a, Coal - Standing Advice Area, Forest of Avon, Housing Development Boundary, SSSI - Impact Risk Zones,	
Applicant:	Farmborough Community Shop Management Committee	
Expiry Date:	28th October 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 Parking (Compliance)

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

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

3 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 Arboriculture (Pre-commencement)

No development shall commence until tree protective fencing has been erected in the location indicated on the Proposed Site Layout. Unless otherwise agreed in writing with the local planning authority the fencing shall be 1.2m high and consist of fencing supported by a rigid framework braced or driven into the ground to resist impacts. This fencing shall remain in place during site works.

Reason: To ensure that the trees are protected from potentially damaging activities in accordance with policy NE.4 of the Bath and North East Somerset Local Plan

5 Refuse store (Prior to operation)

Prior to the operation of the proposed shop details of the proposed refuse store should be submitted to an approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the details so approved.

Reason: In the interests of residential amenity and in accordance with policy D.2 of the Bath and North East Somerset Local Plan

6 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.

7 Hard and Soft Landscaping (Pre-occupation)

No occupation shall commence until a hard and soft landscape scheme has been submitted to and approved in writing by the Local Planning Authority showing details of all trees, hedgerows and other planting to be retained; a planting specification to include numbers, size, species and positions of all new trees and shrubs, details of existing and proposed walls, fences, other boundary treatment and surface treatment of the open parts of the site, and a programme of implementation.

Reason: To ensure the provision of an appropriate landscape setting to the development in accordance with Policies D.2 and D.4 of the Bath and North East Somerset Local Plan.

8 Hard and Soft Landscaping (Compliance)

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

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

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:

Site location plan L001 rev C
Existing site layout L002 rev B
Existing elevations L003 rev A
Proposed site layout L012 rev B
Proposed plans and elevations L020 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 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:	07	
Application No:	16/03652/FUL	
Site Location:	Applegate Stables , Shockerwick Lane, Bathford, Bath	
Ward: Bathavon North	Parish: Bathford	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of additional livery stables and a rural workers accommodation unit	
Constraints:	Affordable Housing, Agric Land Class 1,2,3a, Area of Outstanding Natural Beauty, Greenbelt, MOD Safeguarded Areas, SSSI - Impact Risk Zones,	
Applicant:	Mrs R Dymond-Hall	
Expiry Date:	26th October 2016	
Case Officer:	Nicola Little	

Withdrawn from agenda

Item No:	08
Application No:	16/04282/FUL
Site Location:	101 Wellsway, Keynsham, Bristol, Bath And North East Somerset
Ward: Keynsham East	Parish: Keynsham Town Council LB Grade: N/A
Application Type:	Full Application
Proposal:	Erection of an extension to form 2no 1 bedroom flats.
Constraints:	Affordable Housing, Airport Safeguarding Zones, Agric Land Class 3b,4,5, Forest of Avon, Housing Development Boundary, MOD Safeguarded Areas, SSSI - Impact Risk Zones,
Applicant:	Ms Lynette Porter
Expiry Date:	28th October 2016
Case Officer:	Nicola Little

DECISION PERMIT

1 Standard Time Limit (Compliance)

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

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

2 Materials (Compliance)

Notwithstanding the details provided on the submitted plans, all external walling and roofing materials to be used shall match those of the existing neighbouring terrace houses in respect of type, size, colour, pointing, coursing, jointing, profile and texture.

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

3 Closure of Access (Bespoke Trigger)

The development hereby approved shall not occupied until the existing vehicular access has been permanently closed and a footway crossing constructed, including the raising of dropped kerbs, in accordance with details which have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development is served by a safe access in the interests of highway safety in accordance with Policy T.24 of the Bath and North East Somerset Local Plan.

4 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.

5 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 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

6 Plans List (Compliance)

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

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

PLANS LIST:

This decision relates to the submitted Transport Statement dated August 2016, Design and Access Statement, and drawings 2748 002 EXISTING AND PROPOSED PLANS - REV A, submitted to the Council 20 October 2016; 2748/003 PROPOSED FLOOR & ROOF PLANS - APARTMENTS; 2748/004 PROPOSED ELEVATIONS; and 2748/001 SITE LOCATION AND BLOCK PLAN submitted to the Council 26 August 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.

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