

## **DEVELOPMENT MANAGEMENT COMMITTEE**

### **Minutes of the Meeting held**

Wednesday, 17th January, 2018, 2.00 pm

**Councillors:** Sally Davis (Chair), Rob Appleyard, Jasper Becker, Neil Butters (Reserve) (in place of Paul Crossley), Matthew Davies, Eleanor Jackson, Les Kew, Bryan Organ, Caroline Roberts and David Veale

#### **90 EMERGENCY EVACUATION PROCEDURE**

The Democratic Services Officer read out the emergency evacuation procedure.

#### **91 ELECTION OF VICE CHAIRMAN (IF DESIRED)**

A Vice Chairman was not required on this occasion.

#### **92 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

Apologies for absence were received from Cllr Paul Crossley (substitute Cllr Neil Butters).

#### **93 DECLARATIONS OF INTEREST**

There were no declarations of interest.

#### **94 TO ANNOUNCE ANY URGENT BUSINESS AGREED BY THE CHAIRMAN**

There was no urgent business.

#### **95 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.

#### **96 ITEMS FROM COUNCILLORS AND CO-OPTED MEMBERS**

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

#### **97 MINUTES OF THE PREVIOUS MEETING**

The minutes of the meeting held on 13 December 2017 were confirmed and signed as a correct record.

98 **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 2, 3, 4 and 8 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 3* to these minutes.

**Item Nos. 1 and 2**

**Application Nos. 17/04208/FUL and 17/05854/LBA**

**Site Location: Farm Shop and Café, Newton Farm, Village Road, Newton St Loe, Bath – Extension to existing farm shop/café with new entrance, office and additional seating. Internal and external alterations for the extension to existing farm shop/café with new entrance, office and additional seating within the curtilage of a listed building**

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

The registered speakers spoke for and against the application.

The Case Officer explained that the reference in the listed building report to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 should be revised to read Section 16; and that Section 72 did not apply because the land was not in the Conservation Area.

Cllr Veale, local ward member, supported the application noting the success of the farm shop and its need to expand. He pointed out that much of the traffic congestion in the village stemmed from Bath Spa University rather than the farm shop.

The Case Officer responded to various questions as follows:

- 20 additional parking spaces will be provided.
- There is no pavement leading from the Bath Spa University Campus to the village.
- The proposed extension will enlarge the existing café providing seating for a further 36 covers.
- The site is located within the greenbelt.
- Material samples for the roof will be submitted to the Conservation Officer for consideration.

Councillor Kew was supportive of the proposal and moved the officer

recommendation to permit and to grant listed building consent.

Councillor Roberts seconded the motion and stated that whilst she understood the concerns of local residents regarding increased traffic movement she welcomed a thriving village business.

Councillor Appleyard supported the application and noted that any parking issues should be mitigated by the provision of additional parking spaces.

Councillor Butters was inclined to vote against the motion in light of the concerns of local residents.

The motion was then put to the vote and it was RESOLVED by 9 votes for and 1 vote against to PERMIT the planning application and to GRANT listed building consent subject to conditions as set out in the report.

### **Item No. 3**

#### **Application No. 17/04512/RES**

#### **Site Location: Unregistered Farm Shop and Café, Castle Farm, Midford Road, Midford, Bath – Approval of all reserved matters with regard to outline application 15/03325/OUT for the erection of an agricultural worker's dwelling**

The Case Officer reported on the application and her recommendation to permit. She informed the Committee that objections had also been received from the Bath Preservation Trust and pointed out that the correct site plan was now included in the update report. She also explained that Condition 1 should be removed as the applicant had now submitted details of the landscaping scheme which were acceptable.

The registered speakers spoke for and against the application.

Cllr Butters, local ward councillor, expressed concern about the size and height of the proposed building. He queried whether a chalet bungalow could be considered for this site. Officers advised that members had to consider the specific application before them.

In response to a question the Case Officer confirmed that the proposed materials were considered to be acceptable.

Councillor Butters moved refusal of the application on the grounds of size, height, design and materials. This was seconded by Councillor Appleyard.

Councillor Kew pointed out that this was an application to approve the reserved matters and that the principle of the development was already established. He stated that he would prefer to see stone used rather than render.

Councillor Organ stated that he would prefer rubble stone to be used on the building.

Councillor Jackson also stated that she would prefer a different material rather than render and suggested that the Committee delegate to permit the application to enable officers to carry out further negotiations regarding materials.

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

Councillor Organ then moved that the Committee delegate to permit the application requesting that natural rubble stone be used rather than render. This was seconded by Councillor Jackson.

Councillor Matthew Davies proposed that timber joinery should be used for the windows. Councillors Organ and Jackson accepted this amendment to the motion.

Councillor Butters felt that this proposal addressed some of the concerns expressed by the Parish Council.

The Team Manager, Development Management, explained to members that they could not change the decision to permit the construction of a dwelling but could refuse the application for reasons of detail such as size and design.

The motion was then put to the vote and it was RESOLVED unanimously to DELEGATE TO PERMIT the application subject to conditions including a requirement to use natural rubble stone and timber joinery.

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

#### **Application No. 17/04614/FUL**

#### **Site Location: Middle Road Farm, Middle Road, Hinton Blewett – Erection of a 4 bed dwelling house**

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

The registered speaker spoke for the application.

Councillor Tim Warren, local ward member, spoke in favour of the application.

In response to a question the Team Manager, Development Management, explained that each application should be considered on its merits. He explained that the applicants were required to provide details of the special circumstances that existed to warrant a dwelling being constructed outside of the Housing Development Boundary. For a rural worker's dwelling they should demonstrate need and a business plan showing financial viability. No evidence had yet been provided in this case.

The Team Manager also explained that in order to be recognised as a self-build development the applicant should be on the self-build register and no evidence had been submitted to demonstrate this.

Councillor Kew stated that if permission were to be granted outside of the Housing Development Boundary then this could set a precedent for other villages. Sufficient evidence had not been provided to enable the Committee to grant permission.

Councillor Becker noted that there were areas where building could be carried out within the Housing Development Boundary and agreed that the creation of a precedent could lead to difficulties for other areas in the future.

Councillor Roberts then moved the officer recommendation to refuse. This was seconded by Councillor Organ.

The motion was put to the vote and it was RESOLVED by 7 votes for, 1 vote against and 2 abstentions to REFUSE the application for the reasons set out in the report.

**Item No. 5**

**Application No. 17/05022/FUL**

**Site Location: 10 Woodborough Hill Cottages, Woodborough Hill, Peasedown St John, Bath – Erection of a two storey side extension (Resubmission)**

The Case Officer reported on the application and her recommendation to refuse. She explained that the existing dwelling would be used for an elderly relative and the extension would provide a new dwelling. This would be another reason for refusal as the site is outside of a Housing Development Boundary in addition to Policy ST7 which requires two parking spaces to be provided.

The registered speakers spoke in favour of the application.

Councillor Karen Walker, local ward member, spoke in favour of the application.

Councillor Jackson noted the lack of symmetry in the proposal.

Councillor Roberts moved that consideration of the application be deferred pending a site visit to provide greater clarification of the site and location. This was seconded by Councillor Jackson.

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

*(Note: At this point Councillor Caroline Roberts left the meeting).*

**Item No. 6**

**Application No. 17/04969/FUL**

**Site Location: Manor Farm, Caple Lane, Chew Stoke – Change of use of agricultural land to domestic following the provision of a replacement hedge (retrospective) and the creation of a pond for natural water swimming (Resubmission)**

The Case Officer reported on the application and her recommendation to refuse. The main issue for consideration was the extension of the residential/domestic curtilage and the proposal to position a pond in a greenbelt location.

The registered speaker spoke in favour of the application.

In response to a question the Case Officer explained that the applicant had submitted no evidence (such as a certificate of lawfulness) to confirm that the land had been used for domestic purposes for a number of years.

Councillor Jackson noted that the applicant had removed a leylandii hedge and replaced this with a hornbeam hedge around the new boundary. She felt that this

would be an improvement within the greenbelt.

Councillor Kew stated that he accepted the word of the Parish Council who had confirmed that the land in question had been used as a vegetable plot for over ten years and therefore was within the domestic curtilage of the property. He felt that the proposal would therefore constitute appropriate development and that it would not be harmful to the greenbelt location. He moved that the Committee delegate to permit the application subject to conditions.

Councillor Jackson seconded the motion stating that there would also be an ecological benefit due to the provision of a hornbeam hedge and a pond.

Councillor Appleyard spoke against this proposal stating that there was a valid route to achieve planning permission by obtaining a certificate of lawfulness. He felt that this could set a precedent for future planning applications.

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

#### **Item No. 7**

##### **Application No. 17/04882/FUL**

##### **Site Location: Garden Farm Cottage, Wycotte Hill, Combe Hay, Bath – Demolition of existing cottage and erection of a replacement dwelling (Resubmission)**

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

The registered speaker spoke in favour of the application.

Councillor Veale, local ward member, spoke in favour of the application noting the support of the Parish Council and stating that the new dwelling would be an improvement.

Councillor Appleyard noted that the new dwelling would be 23% larger in volume than the existing dwelling although the footprint would remain the same.

The Team Manager explained that planning policy was different for extensions to existing dwellings and replacement dwellings because the new build would then become the original dwelling. This meant that any future applicant could subsequently apply to extend the property, or extend it as permitted development, which could lead to a dwelling that was considerably larger than the original.

Councillor Jackson suggested that the permitted development rights could be removed to prevent further extensions. She also queried whether the design was appropriate for this rural location and stated that the proposed dwelling was too large. The Team Manager advised against the removal of permitted development rights and instead seek the construction of a replacement dwelling that was not materially larger than the existing one.

The Legal Advisor stated that members should focus on the proposed replacement dwelling rather than placing weight on policies relating to property extensions.

Councillor Kew felt that the application represented a clever design and noted that the new development would be built to a higher environmental specification than the existing property. He believed that it would be a great improvement and moved that the Committee delegate to permit the application subject to conditions and the removal of permitted development rights.

Councillor Matthew Davies seconded the motion noting the improved design.

Councillor Appleyard felt that the Committee should adhere to its policies and refuse the application.

The motion was then put to the vote and it was RESOLVED by 7 votes for and 2 votes against to DELEGATE TO PERMIT the application subject to conditions and the removal of permitted development rights.

**Item No. 8**

**Application No. 17/05333/FUL**

**Site Location: 2 Princes Street, City Centre, Bath, BA1 1HL - Change of use from office (B1) to residential (C3)**

The Case Officer reported on the application and his recommendation to permit. In response to a question he clarified that future residents would not be entitled to residents' parking permits.

Councillor Organ moved the officer recommendation to permit. This was seconded by Councillor Becker.

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

99 **BATH AND NORTH EAST SOMERSET COUNCIL (WOODLAND ADJACENT TO EASTWELL, UPPER LANSDOWN MEWS, LANSDOWN, BATH NO. 313) TREE PRESERVATION ORDER 2017**

The Committee considered a report by the Group Manager (Development Management) and an update report attached as *Appendix 1* to these minutes.

The Case Officer reported on an objection that had been received from the owner of the property following the making of the Tree Preservation Order (TPO). Since the publication of the agenda there had been correspondence from a neighbour supporting the TPO and a further letter from the landowner.

The main objection is that if the Tree Preservation Order applied to the trees by the track and within the flat area of land then this would result in it being too onerous and costly to manage the land.

The registered speaker spoke against the confirmation of the Tree Preservation Officer.

The Legal Advisor informed the Committee that if the Tree Preservation Order was not confirmed then, this would, in effect, remove the Conservation Area protection because the Committee would have decided that the trees were not worthy of

protection. With regard to the objections concerning maintenance, the focus should be on the amenity value of the trees and woodland.

In response to a question the Case Officer confirmed that in the event of urgent works being required then the necessary paperwork could be put together quickly. She also confirmed that saplings in the prescribed area were covered by the TPO.

Councillor Organ moved the officer recommendation to confirm the Tree Preservation Order without modification. This was seconded by Councillor Jackson.

The motion was put to the vote and it was RESOLVED by 6 for, 2 against and 1 abstention to CONFIRM the Tree Preservation Order without modification.

100 **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 5.02 pm

Chair .....

Date Confirmed and Signed .....

**Prepared by Democratic Services**





**Item No. 04      Application No.17/04614/FUL      Address: Middle Road Farm  
 Middle Road  
 Hinton Blewett  
 Bristol  
 Bath And North East Somerset  
 BS39 5AP**

In the concluding paragraph there is a mistake. It explains:

“For the reasons set out above, it is recommended that this application is granted permission for the reasons as outlined within the decision notice.”

The sentence should read:

“For the reasons set out above, it is recommended that this application is refused permission for the reasons as outlined within the decision notice.”

**Item No. 08**

**Application No. 17/05333/FUL**

**Address: 2 Princes Street**

**City Centre**

**Bath**

**Bath and North East Somerset Council**

**BA1 1HL**

Within the officers assessment under Residential Amenity (paragraph two) there is a mistake which reads as follows:

'The proposed garden room will integrate satisfactorily with the existing dwelling. Due to the orientation of the property and the location of the garden room, the proposal will not reduce daylight or sunlight levels to neighbouring properties. The proposed garden room to the rear will not cause overlooking to neighbouring properties.'

This paragraph should read as follows:

'Due to the orientation of the property the proposal will not reduce daylight or sunlight levels to neighbouring properties. The proposed change of use will not cause overlooking to neighbouring properties.'

**Tree Preservation Order :**

**Woodland adjacent to Eastwell, Upper Lansdown Mews, Lansdown, Bath**

An e-mail from the neighbour at 8 Hermitage Road supporting the Tree Preservation Order has been received.

The woodland owner has provided a second letter confirming her objection to the Tree Preservation Order because the owner considers that:

1. Someone would have to be paid to handle the paperwork involved in applying for works under the Tree preservation Order
2. There is no long term guarantee under the TPO that the Council would permit the vehicle access to be maintained.
3. The TPO means that advanced permission would have to be sought to undertake minor jobs such as the pruning of small branches.
4. The owner is worried about breaking the rules and feels that they no longer have control or free use of the wood.

The officers' response to the above:

1. The owner has already employed an arboriculturalist to submit tree notifications under the conservation area requirements. However, simple works need not require an arboriculturalist to fill in the application. The Officer is able to provide guidance on how to fill in an application form.
2. It is evident that vehicular access is required for maintenance purposes so it would be unreasonable for the Council to prevent any works which ensured that the access track was maintained.
3. The situations in which there may be a need to remove small branches are considered rare and a pragmatic approach can be adopted by the Council to works such as minimal pruning requiring secateurs.
4. The woodland owner and neighbour at 8 Hermitage Road initiated the request for additional protection of the woodland above that provided by the conservation area. The officer was persuaded by the arguments presented that a TPO was merited irrespective of current and future ownership.

Jane Brewer  
Senior Arboricultural Officer  
Bath and North East Somerset Council  
Planning Services  
Lewis House  
Bath  
BA1 1JG  
3 January 2018



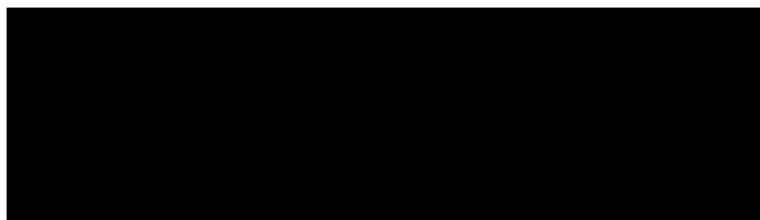
Dear Ms Brewer,

**Re: Bath and NE Somerset Council (Woodland adjacent to Eastwell, Upper Lansdown Mews, Lansdown, Bath No. 313) Tree Preservation Order 2017.**

Following our conversation I wish to confirm my continued objection to the above TPO.

1. The costs of managing the TPO will be significant as I will need to pay someone to handle the paperwork to ensure compliance. This is much more onerous than the current conservation area requirements.
2. I require continued vehicle access along the driveway and into the flat area, and therefore need to maintain this. There is no long term guarantee that this will be permitted under the TPO.
3. The blanket ban on any maintenance work without advance permission makes it difficult to do even minor jobs such as pruning of small branches.

Sadly I now do not feel that this is 'my' wood any more as I have no control or free use of it under the TPO and am worried about breaking the rules.



**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 17 JANUARY 2018**

<b>MAIN PLANS LIST</b>			
<b>ITEM NO.</b>	<b>SITE NAME</b>	<b>SPEAKER</b>	<b>FOR/AGAINST</b>
1	Farm Shop and Café, Newton Farm, Village Road, Newton St Loe, Bath	Yvonne Orengo	Against (6 minutes)
		Celia Gay (Applicant)	For (6 minutes)
2	Unregistered Farm Shop and Café, Castle Farm, Midford Road, Midford, Bath	Cllr Jenny John (Vice-Chair South Stoke Parish Council)	Against
		Mark Edwards (Applicant)	For
3	Middle Road Farm, Middle Road, Hinton Blewitt	Lee Wright (Agent)	For
		Tim Warren (Local Ward Councillor)	For
4	10 Woodborough Hill Cottages, Woodboough Hill, Peasedown St John	Cllr Tom Clifford (Peasedown St John Parish Council)	For
		John White (Agent)	For
		Cllr Karen Walker (Local Ward Councillor)	For
6	Manor Farm, Caple Lane, Chew Stoke	Hugh Norton (Applicant)	For
7	Graden Farm Cottage, Wycotte Hill, Combe Hay, Bath	Tony Horsey (Agent)	For

<b>TREE PRESERVATION ORDER</b>			
<b>ITEM NO.</b>	<b>SITE NAME</b>	<b>SPEAKER</b>	<b>FOR/AGAINST</b>
10	Woodland adjacent to Eastwell, Upper Lansdown Mews, Lansdown, Bath	Dirmuid Jennings (on behalf of applicant)	Against

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

**17th January 2018**

**DECISIONS**

<b>Item No:</b>	01	
<b>Application No:</b>	17/04208/FUL	
<b>Site Location:</b>	Farm Shop And Cafe, Newton Farm, Village Road, Newton St. Loe	
<b>Ward:</b> Bathavon West	<b>Parish:</b> Newton St. Loe	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Extension to existing farm shop/cafe with new entrance, office and additional seating.	
<b>Constraints:</b>	Agric Land Class 1,2,3a, Policy B4 WHS - Indicative Extent, Coal - Standing Advice Area, Policy CP8 Green Belt, Policy CP9 Affordable Housing Zones, MOD Safeguarded Areas, Policy NE5 Ecological Networks, SSSI - Impact Risk Zones,	
<b>Applicant:</b>	Newton Farm Foods	
<b>Expiry Date:</b>	19th January 2018	
<b>Case Officer:</b>	Alice Barnes	

**DECISION PERMIT**

**1 Standard Time Limit (Compliance)**

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

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

**2 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 policy CP6 of the Bath and North East Somerset Core Strategy and policy NE.3 of the Bath and North East Somerset Placemaking Plan.

**3 Hours of Use (Compliance)**

The use hereby approved shall not be carried on and no customer shall be served or remain on the premises outside the hours of 07:00 to 18:00 Sunday to Wednesday and 07:00 to 22:00 Thursday to Saturday.

Reason: To safeguard the amenities of nearby occupiers in accordance with Policy D6 of the Bath and North East Somerset Placemaking Plan.

#### **4 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. Parking is only permitted within marked bays.

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 ST7 of the Bath and North East Somerset Placemaking Plan.

#### **5 Parking Area (Bespoke Trigger)**

No construction above slab level shall commence until plans showing a parking area (providing for 50 vehicles), including full details of the surfacing materials, has been submitted to and approved in writing by the Local Planning Authority. No occupation shall commence until this area has been constructed in accordance with the approved details and shall not thereafter be used other than for the parking of vehicles in connection with the development hereby permitted.

Reason: To ensure that adequate and safe parking is provided in the interests of amenity and highway safety in accordance with Policy ST7 of the Bath and North East Somerset Placemaking Plan.

#### **6 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 D1, D2, D4 and NE2 of the Bath and North East Somerset Placemaking Plan.

#### **7 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 D1, D2 and NE2 of the Bath and North East Somerset Placemaking Plan.

### **8 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 SL-P17011-EX02  
Existing plan SL-P17011-EX10  
Existing roof plan SL-P17011-EX11  
Existing north elevation SL-P17011-EX30 P01  
Existing east elevation SL-P17011-EX31 P01  
Existing south elevation SL-P17011-EX32 P01  
Existing west elevation SL-P17011-EX33 P01  
Proposed plan SL-P17011-PR10 P02  
Proposed roof plan SL-P17011-PR11 P02  
Proposed east elevation SL-P17011-PR31 P03  
Proposed south elevation SL-P17011-PR32 P03  
Proposed west elevation SL-P17011-PR33 P03  
Proposed north elevation SL-P17011-PR30 P01  
Proposed site plan SL-P17011-PR02 P03  
Alternative parking layout SL-P17011\_SK171101\_B P01

### **Condition Categories**

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

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

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

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

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

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

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

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

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

<b>Item No:</b>	02	
<b>Application No:</b>	17/05854/LBA	
<b>Site Location:</b>	Farm Shop And Cafe, Newton Farm, Village Road, Newton St. Loe	
<b>Ward:</b> Bathavon West	<b>Parish:</b> Newton St. Loe	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Listed Building Consent (Alts/exts)	
<b>Proposal:</b>	Internal and external alterations for the extension to existing farm shop/cafe with new entrance, office and additional seating within the curtilage of a listed building.	
<b>Constraints:</b>	Agric Land Class 1,2,3a, Policy B4 WHS - Indicative Extent, Coal - Standing Advice Area, Policy CP8 Green Belt, Policy CP9 Affordable Housing Zones, MOD Safeguarded Areas, Policy NE5 Ecological Networks, SSSI - Impact Risk Zones,	
<b>Applicant:</b>	Mr Hugh Gay	
<b>Expiry Date:</b>	25th January 2018	
<b>Case Officer:</b>	Alice Barnes	

## **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 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 D1, D2, D3 and D5 of the Bath and North East Somerset Placemaking Plan and Policy CP6 of the Bath and North East Somerset Core Strategy.

### **3 Green Roof Details (Bespoke Trigger)**

Prior to the construction of the roof of the approved development a detailed specification of the proposed green roof shall be submitted to and approved in writing by the Local Planning Authority. These details shall include section drawings of the roof, a planting schedule, a timetable for implementation and a maintenance schedule. The green roof shall be implemented in accordance with the approved details prior to the occupation of the development or in accordance with the approved timetable for implementation.

Reason: To ensure the successful implementation of the green roof in the interests of preserving the character and appearance of the area in accordance with policies D1, D2, D3 and D5 of the Bath and North East Somerset Placemaking Plan and policy CP6 of the Bath and North East Somerset Core Strategy.

### **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:**

Existing site plan SL-P17011-EX02  
Existing plan SL-P17011-EX10  
Existing roof plan SL-P17011-EX11  
Existing north elevation SL-P17011-EX30 P01  
Existing east elevation SL-P17011-EX31 P01  
Existing south elevation SL-P17011-EX32 P01  
Existing west elevation SL-P17011-EX33 P01  
Proposed plan SL-P17011-PR10 P02  
Proposed roof plan SL-P17011-PR11 P02  
Proposed east elevation SL-P17011-PR31 P03  
Proposed south elevation SL-P17011-PR32 P03  
Proposed west elevation SL-P17011-PR33 P03  
Proposed north elevation SL-P17011-PR30 P01  
Proposed site plan SL-P17011-PR02 P03  
Alternative parking layout SL-P17011\_SK171101\_B P01

#### **Condition Categories**

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

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

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

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

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

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

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

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

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

<b>Item No:</b>	03
<b>Application No:</b>	17/04512/RES
<b>Site Location:</b>	Unregistered Farm Shop And Cafe, Castle Farm, Midford Road, Midford
<b>Ward:</b>	Bathavon South
<b>Parish:</b>	South Stoke
<b>LB Grade:</b>	N/A
<b>Application Type:</b>	PI Permission (Approval Reserved Matters)
<b>Proposal:</b>	Approval of all reserved matters with regard to outline application 15/03325/OUT for the erection of an agricultural workers dwelling.
<b>Constraints:</b>	Agric Land Class 1,2,3a, Policy B4 WHS - Indicative Extent, Policy CP8 Green Belt, Policy CP9 Affordable Housing Zones, MOD Safeguarded Areas, Policy NE1 Green Infrastructure Network, Policy NE2 AONB, Policy NE2A Landscapes and the green set, Policy NE5 Ecological Networks, Policy NE5 Strategic Nature Areas, SSSI - Impact Risk Zones,
<b>Applicant:</b>	Mr Mark Edwards
<b>Expiry Date:</b>	23rd November 2017
<b>Case Officer:</b>	Alice Barnes

**DECISION** APPROVE

### **1 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 D1, D2 and NE2 of the Bath and North East Somerset Placemaking Plan.

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

No development shall take place until a revised arboricultural method statement with tree protection plan following the recommendations contained within BS 5837:2012 identifying measures to protect the trees and vegetation 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, during construction and landscaping operations. The statement should also include the control of potentially harmful operations such as the creation of the new footpath to the north, position of service runs and soakaways, storage, handling and mixing of materials on site, burning, and movement of people and machinery.

Reason: To ensure that no excavation, tipping, burning, storing of materials or any other activity takes place which would adversely affect the trees to be retained in accordance with policy NE.6 of the Placemaking 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. 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 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 D1, D2, D3 and D5 of the Bath and North East Somerset Placemaking Plan and Policy CP6 of the Bath and North East Somerset Core Strategy.

### **5 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 roof at any time unless a further planning permission has been granted.

Reason: Any further extensions require detailed consideration by the Local Planning Authority because the permitted dwelling is located within the green belt

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

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

Reason: Any further extensions require detailed consideration by the Local Planning Authority because the land is located within the Green Belt

## **7 Materials (Bespoke trigger)**

Notwithstanding the submitted plans and supporting information the rear and side elevations of the dwelling hereby approved shall be constructed from Natural Bath Stone Rubble.

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

## **8 Materials (Bespoke trigger)**

Notwithstanding the submitted plans and supporting information all window frames and external door shall be constructed from timber joinery. Prior to the construction of the external walls details shall be submitted to and approved in writing by the local planning authority and the development shall thereafter be constructed in accordance with the details so approved.

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

## **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

Landscape and block plan, received 19th September

Proposed ground floor plan

Proposed first floor plan, received 21st November

Proposed side east elevation

Proposed rear/north elevation

Proposed front/south elevation

Proposed side/west elevation, received 23rd November

Existing and Proposed levels plans

Proposed section west elevation

Proposed section north elevation 3rd January

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.

### **Condition Categories**

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

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

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

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

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

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

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

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

<b>Item No:</b>	04
<b>Application No:</b>	17/04614/FUL
<b>Site Location:</b>	Middle Road Farm, Middle Road, Hinton Blewett, Bristol
<b>Ward:</b> Mendip	<b>Parish:</b> Hinton Blewett <b>LB Grade:</b> II
<b>Application Type:</b>	Full Application
<b>Proposal:</b>	Erection of a 4no. bed dwelling house
<b>Constraints:</b>	Bristol Airport Safeguarding, Agric Land Class 1,2,3a, Coal - Standing Advice Area, Policy CP9 Affordable Housing Zones, Housing Development Boundary, Listed Building, Policy NE1 Green Infrastructure Network, Policy NE5 Ecological Networks, Neighbourhood Plan, SSSI - Impact Risk Zones, Policy ST8 Safeguarded Airport & Aerodro,
<b>Applicant:</b>	Mrs Samantha O'Nians
<b>Expiry Date:</b>	18th January 2018
<b>Case Officer:</b>	Chloe Buckingham

**Application withdrawn prior to the decision of the committee to refuse permission being issued.**

<b>Item No:</b>	05		
<b>Application No:</b>	17/05022/FUL		
<b>Site Location:</b>	10 Woodborough Hill Cottages, Woodborough Hill, Peasedown St. John, Bath		
<b>Ward:</b>	Peasedown St John	<b>Parish:</b>	Peasedown St John <b>LB</b>
<b>Grade:</b>	N/A		
<b>Application Type:</b>	Full Application		
<b>Proposal:</b>	Erection of a two storey side extension (Resubmission)		
<b>Constraints:</b>	Agric Land Class 3b,4,5, Coal - Standing Advice Area, Conservation Area, Policy CP9 Affordable Housing Zones, Policy NE2A Landscapes and the green set, SSSI - Impact Risk Zones,		
<b>Applicant:</b>	Mr & Mrs Camm		
<b>Expiry Date:</b>	18th January 2018		
<b>Case Officer:</b>	Chloe Buckingham		

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

<b>Item No:</b>	06		
<b>Application No:</b>	17/04969/FUL		
<b>Site Location:</b>	Manor Farm, Caple Lane, Chew Stoke, Bristol		
<b>Ward:</b>	Chew Valley North	<b>Parish:</b>	Chew Stoke <b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application		
<b>Proposal:</b>	Change of use of agricultural land to domestic following the provision of a replacement hedge (retrospective) and the creation of a pond for natural water swimming. (Resubmission)		
<b>Constraints:</b>	Bristol Airport Safeguarding, Agric Land Class 1,2,3a, Policy CP8 Green Belt, Policy CP9 Affordable Housing Zones, Greenbelt, Policy NE1 Green Infrastructure Network, Policy NE2 AONB, Policy NE5 Ecological Networks, Policy NE5 Strategic Nature Areas, Neighbourhood Plan, SSSI - Impact Risk Zones, Policy ST8 Safeguarded Airport & Aerodro,		
<b>Applicant:</b>	Mr Hugh Norton		
<b>Expiry Date:</b>	18th January 2018		
<b>Case Officer:</b>	Chloe Buckingham		

**DECISION PERMIT**

**1 Standard Time Limit (Compliance)**

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

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

### PLANS LIST:

This decision relates to;

Site Location Plan and Block plan (no reference) and Green Belt visual impact assessment (1491-17-102) received 11th October 2017.

Existing and Proposed Block Plans (1491-17-101 Rev A) received 17th October 2017.

### DECISION TAKING STATEMENT:

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

<b>Item No:</b>	07	
<b>Application No:</b>	17/04882/FUL	
<b>Site Location:</b>	Graden Farm Cottage, Wycotte Hill, Combe Hay, Bath	
<b>Ward:</b> Bathavon West	<b>Parish:</b> Combe Hay	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Demolition of existing cottage and erection of a replacement dwelling. (Resubmission)	
<b>Constraints:</b>	Agric Land Class 3b,4,5, Policy B4 WHS - Indicative Extent, Policy CP8 Green Belt, Policy CP9 Affordable Housing Zones, Greenbelt, Policy NE1 Green Infrastructure Network, Policy NE2 AONB, Policy NE5 Strategic Nature Areas, SSSI - Impact Risk Zones,	
<b>Applicant:</b>	West Hill Land And Property Ltd	
<b>Expiry Date:</b>	19th January 2018	
<b>Case Officer:</b>	Rae Mephram	

**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 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 to prevent harm to the openness of the Green Belt

### **3 Removal of Permitted Development Rights - No outbuildings (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 garages or other free standing buildings shall be erected within the curtilage of the dwelling(s) hereby approved, other than those expressly authorised by this permission, unless a further planning permission has been granted by the Local Planning Authority.

Reason: The introduction of further curtilage buildings requires detailed consideration by the Local Planning Authority to prevent harm to the openness of the Green Belt

### **4 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 D1, D2, D3 and D5 of the Bath and North East Somerset Placemaking Plan and Policy CP6 of the Bath and North East Somerset Core Strategy.

### **5 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 Policy ST7 of the Bath and North East Somerset Placemaking 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.

#### **6 Parking Area (Bespoke Trigger)**

No construction above slab level shall commence until plans showing a parking area for 2no. vehicles, including full details of the surfacing materials, has been submitted to and approved in writing by the Local Planning Authority. No occupation shall commence until this area has been constructed in accordance with the approved details and shall not thereafter be used other than for the parking of vehicles in connection with the development hereby permitted.

Reason: To ensure that adequate and safe parking is provided in the interests of amenity and highway safety in accordance with Policy ST7 of the Bath and North East Somerset Placemaking Plan.

#### **7 Bat report (Compliance)**

All works shall be carried out in accordance with the recommendations of the submitted Bat Detector Emergence and Re-entry survey report. If evidence of bats is discovered, works must stop and a licenced ecologist must be contacted immediately for advice.

Reason: To ensure that the scheme does not cause harm to a protected species.

#### **8 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 policy CP6 of the Bath and North East Somerset Core Strategy and policy NE.3 of the Bath and North East Somerset Placemaking Plan.

#### **9 Water Efficiency - Rainwater Harvesting (Pre-occupation)**

No occupation of the approved dwellings shall commence until a scheme for rainwater harvesting or other methods of capturing rainwater for use by residents (e.g. Water butts) has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed in accordance with the approved details.

Reason: In the interests of water efficiency in accordance with Policy SCR5 of the Placemaking Plan.

#### **10 Water Efficiency (Compliance)**

The approved dwellings shall be constructed to meet the national optional Building Regulations requirement for water efficiency of 110 litres per person per day.

Reason: In the interests of water efficiency in accordance with Policy SCR5 of the Bath and North East Somerset Placemaking Plan.

### 11 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:

06 Oct 2017	12	PROPOSED LANDSCAPE PLAN
06 Oct 2017		SITE LOCATION PLAN
24 Oct 2017	10A	PROPOSED FLOOR PLANS
01 Dec 2017	11 B	PROPOSED ELEVATIONS 1
01 Dec 2017	12 B	PROPOSED ELEVATIONS 2

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.

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

### Condition Categories

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

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

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

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

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

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

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

<b>Item No:</b>	08	
<b>Application No:</b>	17/05333/FUL	
<b>Site Location:</b>	2 Princes Street, City Centre, Bath, Bath And North East Somerset	
<b>Ward:</b> Kingsmead	<b>Parish:</b> N/A	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Change of use from office (B1) to residential (C3)	
<b>Constraints:</b>	Article 4 Bath Demolition Wall, Article 4 Reg 7: Estate Agent, Article 4 HMO, Agric Land Class 3b,4,5, Policy B2 Central Area Strategic Policy, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, Conservation Area, Policy CP12 Bath City Centre Boundary, Policy CP9 Affordable Housing Zones, Listed Building, MOD Safeguarded Areas, SSSI - Impact Risk Zones,	
<b>Applicant:</b>	Mr Alan Brook	
<b>Expiry Date:</b>	27th December 2017	
<b>Case Officer:</b>	Hayden Foster	

## **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.

## **PLANS LIST:**

This decision relates to the following plans received 1st November 2017: Proposed Floor Plans.

## **Condition Categories**

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

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

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

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

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

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

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

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.

**Informative:** The applicant is advised that any works to the building may require listed building consent and that future residents will not be entitled to residents parking permits in accordance with Single Executive Member Decision E2911, dated 14th November 2016.