

DEVELOPMENT MANAGEMENT COMMITTEE

Minutes of the Meeting held

Wednesday, 11th April, 2018, 10.00 am

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

124 EMERGENCY EVACUATION PROCEDURE

The Democratic Services Officer read out the emergency evacuation procedure.

125 ELECTION OF VICE CHAIRMAN (IF DESIRED)

A Vice Chairman was not required on this occasion.

126 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Cllr Les Kew – substitute Cllr Patrick Anketell-Jones.

127 DECLARATIONS OF INTEREST

There were no declarations of interest.

128 TO ANNOUNCE ANY URGENT BUSINESS AGREED BY THE CHAIRMAN

There was no urgent business.

129 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.

130 ITEMS FROM COUNCILLORS AND CO-OPTED MEMBERS

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

131 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 14 March 2018 were confirmed and signed as a correct record.

132 **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 nos 1 and 3 attached as *Appendix 1* to these minutes.
- Oral statements by members of the public and representatives. A copy of the speakers' list is attached as *Appendix 2* to these minutes.

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

Item Nos 1 and 2

Application Nos: 17/05621/FUL and 17/05622/LBA

Site Location: 9 Henrietta Villas, Bathwick, Bath, BA2 6LX – Erection of a rear single storey timber conservatory and replacement of the first floor door with a window. Internal and external alterations for the erection of a rear single storey timber conservatory and replacement of the first floor door with a window

The Case Officer reported on the applications and her recommendation to permit. She explained that the boundary wall would now be increased by 200mm for approximately 3.5m of wall rather than 150mm as originally proposed.

The registered speaker spoke against the applications.

Cllr Peter Turner, local ward member, spoke against the applications.

In response to questions the Case Officer explained that not all the features on this property were original.

Cllr Jackson moved the officer recommendation to permit the planning application and to grant listed building consent. This was seconded by Cllr Appleyard who stated that the proposed conservatory would be a compact addition to the property.

The motion was put to the vote and it was **RESOLVED**:

- (1) By 8 votes for and 2 abstentions to permit the application subject to the conditions set out in the report; and
- (2) By 9 votes for and 1 abstention to grant listed building consent subject to the conditions set out in the report.

Item No. 3

Application No. 17/06106/FUL

Site Location: Hinton House, Branch Road, Hinton Charterhouse, Bath – Installation of helipad

The Case Officer reported on the application and informed the Committee that her recommendation was to permit the application rather than to delegate to permit as set out in the report. She explained that officers had considered the issues raised by objectors and had concluded that the helipad would be located within the curtilage of the dwelling house. In addition, on the evidence submitted, the use of the land for the landing of the helicopter was a use incidental to the enjoyment of the private dwelling house.

She also explained that the applicant had agreed to restrict the use of the helipad to between 7am and 11pm. She confirmed that a screening opinion had taken place which concluded that an Environmental Impact Assessment was not necessary.

The registered speakers spoke for and against the application.

Cllr Neil Butters, local ward member, spoke regarding the application.

The Case Officer then responded to questions as follows:

- A flight path for the helicopter has been established and no safety issues relating to the trees on the site had been identified.
- The flying of a helicopter does not require planning permission and if the planning application for the helipad were to be refused then the helicopter could continue to fly in and out of the site as it currently does.
- If considered necessary the Committee could add a condition to restrict the use of the helipad to residential use only. However, if in the future, the house was used for a purpose other than residential then this would require planning permission for change of use.

Councillor Organ moved that the Committee delegate to permit the application subject to the conditions set out in the report and an additional condition to restrict the use of the helipad to residential use.

Councillor Jackson seconded the motion stating that she could see no reason to refuse the application and that the provision of a helipad would enable some level of control to be applied to its use. She also noted that if residents had concerns about noise and nuisance in the future then they could pursue this matter through the Environmental Health team.

Councillor Roberts noted that this was private land and that the helicopter already flew in and out of the site.

Councillor Crossley noted that the helipad was required for safety reasons and queried whether the permission could be temporary for three years. The Team Manager, Development Management, explained that a temporary permission would not be appropriate in this case as no significant changes in circumstances were anticipated.

Councillor Appleyard welcomed the fact that the local community was trying to find a balance between the concerns of local people and the requirements of the applicant. He felt that this was a good application and welcomed the proposed flying time restrictions.

The motion was put to the vote and it was RESOLVED by 8 votes in favour, 1 vote against and 1 abstention to DELEGATE TO PERMIT the application subject to the conditions set out in the report and the inclusion of an additional condition to restrict the use of the helipad to residential use only.

Item No. 4

Application No. 17/04739/FUL

Site Location: 6 Madams Paddock, Chew Magna - Demolition of the existing dwelling, associated garage and greenhouse and erection of a new dwelling and garage. The proposal also includes the associated landscape and drainage works

The Case Officer reported on the application and her recommendation for refusal. She informed the Committee that two supporting comments from neighbours had been received since the publication of the agenda.

The registered speaker spoke in favour of the application.

Cllr Liz Richardson, local ward member, spoke in favour of the application.

The Case Officer then responded to questions as follows:

- The NPPF states that the Committee should have regard to the comments of the Independent Design Review Panel.
- The replacement dwelling would be 118% larger than the existing dwelling. The policy states that a replacement building should not be materially larger than the existing. The proposal is materially larger in both volume and appearance.
- The materials that would be used for the front of the dwelling are red sandstone.

Councillor Jackson stated that the design was not appropriate for this location and moved the officer recommendation for refusal. This was seconded by Councillor Organ.

Councillor Anketell-Jones noted that the successful integration of all forms of new development with their surrounding context is an important design objective outlined within the NPPF. He stated that the current house was not particularly distinctive but that the new design did not appear residential. The proposed dwelling was well designed and was not large in relation to the size of the plot.

Councillor Organ stated that the overall design was very different from the existing properties in Madam's Paddock. The property was substantially larger than the existing dwelling and the design was out of character.

Councillor Crossley noted that there was no exceptional architecture in this area and that a replacement dwelling offered an opportunity for inspirational development. However planning policy restricted development in this location and the key issue was the fact that the replacement dwelling would be materially larger than the current property.

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

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

The Committee considered:

- A report by the Group Manager (Development Management) on various planning applications.
- An update report by the Group Manager (Development Management) on items 1, 2 and 3 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. 17/00075/FUL

Site Location: Land between Leamon Cottage and Mendip Villas, The Street, Compton Martin – The erection of 10 dwelling houses, including access onto The Street, 26 off-street parking spaces, and associated soft/hard landscaping

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

The registered speakers spoke for and against the application.

Cllr Vic Pritchard, local ward member, spoke against the application.

In response to a question she explained that there was not a particular uniformity of housing in Compton Martin and that a courtyard development would be acceptable. She also confirmed that the number of parking spaces allocated was policy compliant.

(Note: At this point Cllr Appleyard left the meeting.)

Councillor Becker stated that the houses were very small and felt that the developer was cramming too many properties into this space. The Case Officer explained that the site had been allocated for around 10 dwellings and that smaller houses meant that the properties would be more affordable.

Councillor Crossley felt that the proposed layout was not satisfactory and stated that elements of the design were disappointing. The outside amenity space was diminished by gardens being located at the front of the properties. He then moved that the application be refused on the grounds of the design of the layout, poor outside amenity space and an inadequate parking layout which would lead to residents parking in neighbouring roads.

Councillor Matthew Davies seconded the motion stating that the development should be more appropriate for the village with a better housing mix.

Councillor Anketell-Jones stated that there was no safe pedestrian access and that more design work was required.

The Team Manager, Development Management, stated that officers felt that layout was acceptable and that a balance had to be struck to achieve the best use of the site. He also confirmed that the Placemaking Plan, being the most recent plan, took precedent with regard to parking provision.

The motion was put to the vote and it was RESOLVED by 8 votes for and 1 vote against to REFUSE the application on the grounds of inadequate housing mix, inadequate parking layout leading to highway safety issues and inappropriate site layout.

(Note: At this point Cllr Appleyard returned to the meeting).

Item No. 2

Application No. 17/05062/FUL

**Site Location: 148 London Road West, Lower Swainswick, Bath, BA1 7DD –
Erection of 4 dwellings following demolition of 2 existing run down dwellings**

The Case Officer reported on the application and her recommendation for refusal.

The registered speaker spoke in favour of the application.

Cllr Appleyard, local ward member, spoke in favour of the application. He stated that the two existing buildings were old and of poor design. The road already has an eclectic mix of buildings. He felt that the proposal had merit and would be an improvement to the area. The application addressed parking issues and the property was located near to a bus stop.

In response to a question the Case Officer confirmed that the proposed buildings would be higher than other properties nearby and would be visible from the other side of the valley. She believed that the application represented overdevelopment.

Cllr Appleyard moved that the Committee delegate to permit the application as it offered a good use of space. Cllr Roberts seconded the motion noting the mix of dwelling types in this area.

Cllr Crossley stated that the application was a useful intensification of the area and was a good design.

Cllr Organ stated that the proposal would improve the appearance of the street and also increased the housing stock available in the area.

Cllr Anketell-Jones did not like the design at the rear of the property and felt that the application represented an unfavourable mix of styles.

The motion was put to the vote and it was RESOLVED by 8 votes in favour and 2 against to DELEGATE TO PERMIT the application subject to conditions including those relating to materials (requiring samples of Bath stone) and landscaping.

Item No. 3

Application No. 15/01802/FUL

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

This item was withdrawn from the agenda at the request of the applicant.

Item No. 4

Application No. 18/00413/FUL

Site Location: 22 Innox Grove, Englishcombe, Bath, BA2 9DX – Erection of two-storey side extension following demolition of existing conservatory

The Case Officer reported on the application and her recommendation for refusal.

The registered speakers spoke in favour of the application.

Cllr Veale, local ward member, spoke in favour of the application.

Cllr Jackson noted that the extension was very large and was not subservient to the main dwelling. The extension represented a 63% volume increase. The Case Officer confirmed that it was not necessary for the extension to “step down” in this case as it would be linked to an existing terrace.

Cllr Crossley thought that this was an interesting extension which represented a sympathetic design. He moved that the Committee delegate to permit the application as it would provide the space required for a family and would also be of benefit to the community. The motion was seconded by Cllr Matthew Davies.

The Team Manager, Development Management, explained that the proposed extension was considered to be inappropriate development in the greenbelt according to the Supplementary Planning Document guidance. This stated that an appropriate extension should only comprise approximately one third of the existing dwelling. The property was also in an elevated and prominent location.

Cllr Jackson felt that the planning guidance was unfair to smaller dwellings as it was easier for extensions to become disproportionate.

Cllr Crossley also noted the difficulty for small dwellings when planning to extend. He did not feel that this proposal would be harmful to the greenbelt as the extension would form part of a terrace and met the requirements of the Englishcombe Local Plan. The special circumstances identified in this case were the need to extend an

undersized unit to make it suitable for modern family living.

Cllr Appleyard expressed concern about making a decision against planning policies but also felt that the policy should be reviewed.

Cllr Organ stated that he could not support the motion as the proposed extension represented a 63% volume increase in a greenbelt location and was not subservient to the existing dwelling. It would also be positioned at the end of a terrace in a prominent position.

Cllr Jackson noted that an existing conservatory would be demolished so the overall increase would not be too large.

The motion was put to the vote and it was RESOLVED by 8 votes in favour and 2 against to DELEGATE TO PERMIT the application subject to conditions.

Item No. 5

Application No. 18/00460/FUL

Site Location: 35 Hantone Hill, Bathampton, Bath, BA2 6XD – Erection of two storey side and single storey rear extension, and external alterations

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

The registered speaker spoke in favour of the application.

Cllr Crossley moved the officer recommendation to permit. This was seconded by Cllr Roberts.

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

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

Item No. 6

Application No. 17/05725/VAR

Site Location: Walnut Tree Hill, High Street, Priston, Bath, BA2 9EB – Variation of condition 6 (landscaping) of application 15/01408/VAR (Variation of condition 8 (landscaping) attached to planning permission 13/05112/FUL (Erection of a dwelling with garage, drive and landscaping (Revised proposal))

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

The registered speakers spoke against the application.

Cllr Veale, local ward member, stated that this was a substantial and prominent property which had been granted planning permission on appeal. There had been a number of issues with the site. He then moved that a site visit should take place and that samples of the materials to be used on the wall should be made available to enable members to make an informed decision. This was seconded by Cllr Appleyard.

The motion was put to the vote and it was RESOLVED unanimously to DEFER

consideration of the application pending a site visit at which samples of the materials to be used should be made available to the Committee.

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

The Committee considered the appeals report.

RESOLVED to NOTE the report.

135 **PLANNING ENFORCEMENT REPORT - "QUARRY LODGE" (PARCEL 8593), WOOLLARD LANE, PUBLOW, BS14 0QS**

The Committee considered a report regarding failure to comply with a planning enforcement notice requiring the dismantling and removal of a wooden chalet on land at "Quarry Lodge" (Parcel 8593), Woollard Lane, Whitchurch. The wooden chalet is being used as a family dwelling.

The Case Officer reported on the failure to comply with a planning enforcement notice and his original recommendation to seek an injunction. He explained that further information had been received since the publication of the report and that, in the light of this information, his recommendation was now to take no further enforcement action at this time.

RESOLVED that the Committee having been satisfied that the public interest would be better served by not disclosing relevant information the public shall be excluded from the meeting in accordance with the provisions of Section 100(A)(4) of the Local Government Act 1972 for agenda item 11 and the reporting of that part of the meeting shall be prevented under section 100A(5A) of the Act, because of the likely disclosure of exempt information as defined in paragraph 1 of Part 1 of Schedule 12A of the Act, as amended.

The Committee carefully considered the report and further information provided by the Case Officer.

Cllr Organ moved that no further enforcement action be taken at this time but to keep the matter under review bearing in mind that the Notice will remain in force against the land. The motion was seconded by Cllr Jackson.

The motion was put to the vote and it was RESOLVED unanimously:

- (1) To take no further enforcement action at this time.
- (2) To note that the Notice will remain in force against the Land and will bind successors in ownership.
- (3) To keep the matter under regular review.

The meeting ended at 1.40 pm

Chair

Date Confirmed and Signed

Prepared by Democratic Services

BATH AND NORTH EAST SOMERSET COUNCIL

Development Management Committee

11th April 2018

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

ITEMS FOR PLANNING PERMISSION

Item No.	Application No.	Address
001	17/05621/FUL/ 17/05622/LBA	9 Henrietta Villas Bathwick

The boundary wall will be increased by 200mm for approx. 3.5m of wall and not 150mm as previously explained. The applicant has submitted a further plan to show this (10810/3A). The application was re-consulted for two weeks and two objections have been received with the same reasons for objecting to the first proposal.

003	17/06106/FUL	Hinton House Branch Road Hinton Charterhouse Bath Bath And North East Somerset BA2 7SZ
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The Council has recently received a number of emails from Mr Thornton QC claiming that the Council has erroneously concluded that the proposed helipad is within the curtilage of the dwellinghouse. However the Council's legal representative, after considering the detailed comments from Mr Thornton, considers that on the evidence that it is reasonable to conclude that the helipad is in fact proposed within the curtilage of the dwellinghouse. In addition on the evidence that has been submitted the use of the land for the landing of the helicopter is a use which is incidental to the enjoyment of the dwellinghouse as such.

As a consequence the Council is satisfied that the flying in and out of the helicopter does not in itself require planning permission and is the fall-back position which the Committee has to bear in mind in considering this application. On this basis the errors claimed by Mr Thornton are not accepted as they are all derived from the assertions that the use of the land is not incidental to the dwelling house use and that the proposed landing pad is outside the curtilage of the dwelling. Accordingly the application remains to be recommended for permission as stated on the main committee agenda.

Further correspondence has also been received from a local objector, raising similar issues as Mr Thorton, but again no additional points have been raised that have not previously been addressed.

01 17/00075/FUL Land Between Leamon Cottage
And Mendip Villas, The Street,
Compton Martin

Plans List – replace plan 180405 101 D with 180405 101 E – this is to correct a typographical error on the plan

Replace conditions 16 and 17 with the following

Detailed drainage strategy (Bespoke trigger)

Prior to commencement of works (other than for remediation or investigation) a detailed drainage design is to be submitted to the Local Planning Authority for written approval. Submission is to include plans, cross sections and calculations demonstrating the performance of the proposed system up to the critical 1in100 year climate change event.

Reason in the interests of flood risk management.

02 17/05062/FUL 148 London Road West
Lower Swainswick
Bath
BA1 7DD

The councils drainage officer requested further information as to how surface water drainage would be managed. In response the applicant has submitted a plan showing the proposed drainage and sewer access within the site. The elevations have been updated to demonstrate how water will be drained from proposed roofs and gardens.

03 15/01802/FUL Church Farm,
Church Hill,
High Littleton

The applicant has requested an additional month to complete the Section 106 agreement and consider alterations to the proposal. It has therefore been agreed that the application be removed from this agenda and postponed to allow progress towards completing the decision in line with the Committee's previous recommendation.

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 11 APRIL 2018

SITE VISIT LIST			
ITEM NO.	SITE NAME	SPEAKER	FOR/AGAINST
1. and 2.	9 Henrietta Villas, Bathwick, Bath	Dr Joanna Seddon	Against (6 minutes)
		Cllr Peter Turner (Local Ward Member)	Against (10 minutes)
3.	Hinton House, Branch Road, Hinton Charterhouse, Bath	Cllr Fraser Robertson (Vice-Chairman, Hinton Charterhouse Parish Council)	Against
		Anthony Thornton (on behalf of Freshford Parish Council)	Against (2 minutes)
		Chris Eke	Against
		Chris Beaver (Agent)	For
		Cllr Neil Butters (Local Ward Member)	N/A
4.	6 Madams Paddock, Chew Magna	Andy Bamford (Applicant)	For
		Cllr Liz Richardson (Local Ward Member)	For

MAIN PLANS LIST			
ITEM NO.	SITE NAME	SPEAKER	FOR/AGAINST
1.	Land between Leamon Cottage and Mendip Villas, The Street, Compton Martin	Andrij Jurkiw (Chair of Compton Martin Parish Council)	Against
		Rebecca Morgan (On behalf of applicant)	For
		Cllr Vic Pritchard (Local Ward Member)	Against
2.	148 London Road West, Lower Swainswick, Bath	John White (Agent)	For
4.	22 Innox Grove, Englishcombe, Bath	Cllr Robert Law (Chair of Englishcombe Parish Council)	For
		Miss S Halladey (Applicant)	For
5.	35 Hantone Hill, Bathampton, Bath	Jason Daye (Agent)	For
6.	Walnut Tree Hill, High Street, Priston, Bath	Doug Pattison (Chair of Priston Parish Council)	Against
		David Hassard	Against

ENFORCEMENT LIST			
ITEM NO.	SITE NAME	SPEAKER	FOR/AGAINST
1.	"Quarry Lodge", (Parcel 8593), Woollard Lane, Publow	Cllr Philippa Paget (Compton Dando Parish Council)	N/A

BATH AND NORTH EAST SOMERSET COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE

11th April 2018

SITE VISIT DECISIONS

Item No:	001
Application No:	17/05621/FUL
Site Location:	9 Henrietta Villas, Bathwick, Bath, Bath And North East Somerset
Ward: Abbey	Parish: N/A LB Grade: II
Application Type:	Full Application
Proposal:	Erection of a rear single storey timber conservatory and replacement of the first floor door with a window
Constraints:	Article 4 Bath Demolition Wall, Article 4 Reg 7: Estate Agent, Article 4 HMO, Agric Land Class 3b,4,5, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, Conservation Area, Policy CP9 Affordable Housing Zones, Flood Zone 2, Flood Zone 3, Listed Building, LLFA - Flood Risk Management, MOD Safeguarded Areas, Policy NE1 Green Infrastructure Network, Policy NE5 Ecological Networks, River Avon and Kennet & Avon Canal, SSSI - Impact Risk Zones,
Applicant:	Mr & Mrs Whitcroft
Expiry Date:	12th April 2018
Case Officer:	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 Materials (Compliance)

Materials for the extended outside boundary wall shall match those of the existing wall in respect of type, size, colour and coursing.

Reason:

Reason: To safeguard the character and appearance of the building in accordance with HE1 of the Bath and North East Somerset Placemaking Plan (2017).

3 Plans List (Compliance)

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

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

PLANS LIST:

This decision relates to:

Existing Floor Plans (10810-01), Block Plan (10810-04), Site Location Plan (10810-05), Joinery Details (10810-06 and 10810-07) received 17th November 2017.

Proposed Floor Plans (10810-02 Rev A) received 18th December 2017.

Existing and Proposed Elevations (10810-03 Rev B) received 26th January 2018.

Detailed Sections (10810-09 and 10810-10 Rev 1) received 19th February 2018.

DECISION TAKING STATEMENT:

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

Condition Categories

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

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

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

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

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

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

Where approval of further information is required you will need to submit a conditions application and pay the relevant fee, details of the fee can be found on the "what happens after permission" pages of the Council's Website. You can submit your conditions application via the Planning Portal at www.planningportal.co.uk or send it direct to planning_registration@bathnes.gov.uk. Alternatively this can be sent by post to The

Planning Registration Team, Planning Services, Lewis House, Manvers Street, Bath, BA1 1JG.

Community Infrastructure Levy

You are advised that as of 6 April 2015, the Bath & North East Somerset Community Infrastructure Levy (CIL) Charging Schedule came into effect. **Before** commencing any development on site you should ensure you are familiar with the CIL process. If the development approved by this permission is CIL liable there are requirements to assume liability and notify the Council before development commences, failure to comply with the regulations can result in surcharges and additional payments. 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

Item No:	002
Application No:	17/05622/LBA
Site Location:	9 Henrietta Villas, Bathwick, Bath, Bath And North East Somerset
Ward: Abbey	Parish: N/A LB Grade: II
Application Type:	Listed Building Consent (Alts/exts)
Proposal:	Internal and external alterations for the erection of a rear single storey timber conservatory and replacement of the first floor door with a window
Constraints:	Article 4 Bath Demolition Wall, Article 4 Reg 7: Estate Agent, Article 4 HMO, Agric Land Class 3b,4,5, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, Conservation Area, Policy CP9 Affordable Housing Zones, Flood Zone 2, Flood Zone 3, Listed Building, LLFA - Flood Risk Management, MOD Safeguarded Areas, Policy NE1 Green Infrastructure Network, Policy NE5 Ecological Networks, River Avon and Kennet & Avon Canal, SSSI - Impact Risk Zones,
Applicant:	Mr & Mrs Whitcroft
Expiry Date:	12th April 2018
Case Officer:	Chloe Buckingham

DECISION CONSENT

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)

Materials for the extended outside boundary wall shall match those of the existing wall in respect of type, size, colour and coursing.

Reason:

Reason: To safeguard the character and appearance of the building in accordance with HE1 of the Bath and North East Somerset Placemaking Plan (2017).

3 Plans List (Compliance)

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

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

PLANS LIST:

This decision relates to the Existing Floor Plans (10810-01), Block Plan (10810-04), Site Location Plan (10810-05), Joinery Details (10810-06 and 10810-07) received 17th November 2017, Proposed Floor Plans (10810-02 Rev A) received 18th December 2017, Existing and Proposed Elevations (10810-03 Rev B) received 26th January 2018 and Detailed Sections (10810-09 and 10810-10 Rev 1) received 19th February 2018.

DECISION TAKING STATEMENT:

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

Condition Categories

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

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

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

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

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

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

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

Community Infrastructure Levy

You are advised that as of 6 April 2015, the Bath & North East Somerset Community Infrastructure Levy (CIL) Charging Schedule came into effect. **Before** commencing any development on site you should ensure you are familiar with the CIL process. If the development approved by this permission is CIL liable there are requirements to assume liability and notify the Council before development commences, failure to comply with the regulations can result in surcharges and additional payments. 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

Item No:	003			
Application No:	17/06106/FUL			
Site Location:	Hinton House, Branch Road, Hinton Charterhouse, Bath			
Ward:	Bathavon South	Parish:	Hinton Charterhouse	LB Grade:
	IISTAR			
Application Type:	Full Application			
Proposal:	Installation of helipad.			
Constraints:	,			
Applicant:	Mr J Dyson			
Expiry Date:	15th March 2018			
Case Officer:	Samantha Mason			

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 Sensitive Lighting (Compliance)

All external lighting associated with the development hereby approved shall be installed, operated and maintained in accordance only with the approved scheme. No new external lighting shall be installed without full details of proposed lighting design being first submitted to and approved in writing by the LPA; details to include proposed lamp models and manufacturer's specifications; numbers, positions & heights; and details of all necessary measures to limit use of lights when not required and to prevent light spill onto bat roost access points, bat flight routes, vegetation and adjacent land; and to avoid harm to bat activity and other wildlife. The lighting shall be installed, maintained and operated thereafter only in accordance with the approved details.

Reason: to avoid harm to bats and other wildlife

3 Hours of use (compliance)

The permitted helipad shall not be in operation outside of the hours 0700-2300.

Reason: In the interests of protecting the amenity of neighbours in accordance with policies D6 and PCS2 of the Bath and North East Somerset Placemaking 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.

5 Residential Use (Compliance)

The helipad hereby approved shall be used solely as an ancillary facility pursuant to the residential occupation of Hinton House, and not for commercial purpose.

Reason: to ensure the helipad is operated in the manner proposed and to safeguard the amenities of surrounding occupiers in accordance with Policy D6 of the Bath and North East Somerset Placemaking Plan.

PLANS LIST:

This decision relates to the following plans:

- 15 Dec 2017 035-1-061 Helipad Site Plan
- 15 Dec 2017 035-1-066 P3 Distances To Adjacent Properties
- 15 Dec 2017 035-1-414 P3 Helipad Detail
- 15 Dec 2017 035-303 P3 Helipad Flight Plan Arrival
- 15 Dec 2017 035-304 P3 Helipad Flight Plan Wider Context
- 15 Dec 2017 035-305 P3 Helipad Flight Plan Departure
- 15 Dec 2017 035-810 P3 Helipad Ga Illustrated 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.

Informative

Avoidance Measures:

To ensure that the risk to bats is kept at a negligible level the following parameters should be followed as outlined in the Ecological Technical Guidance Note:

- o Where possible, avoid landing/taking off during the half hour after sunset and half hour before dawn;
- o Always use the "preferred" approach/departure routes unless it is unsafe to do so, and avoid flying directly parallel to the east face of the house if possible; and
- o Ensure that lighting is not left on after landing/take off (managed by the Estate Manager and pilots).

Informative

Operational Statement:

The proposed Helipad will operated in accordance with this Operational Statement:

1. All helicopters arriving and departing from Hinton House will fly according to the Civil Aviation Authority's Code of Conduct.

2. The helicopter crew will endeavor to approach and depart from the Hinton House Helipad site in accordance with the Helipad Arrival and Departure Plans (Plan Refs: 035-1-303 P3; 035-1-305 P3; and 035-1-304 P3).
3. Having regard to the proximity of Hinton House Helipad to the Church of St John the Baptist, the Estate Manager will inform by email to the Reverend and Church any planned Helicopter landing and departure. In the event that arrivals/departures will conflict with planned church services alternative arrangements will be made.
4. Having regard to the proximity of the Hinton House Helipad to Brown Shutters Farm Airfield, the Hinton House Estate Manager will inform Brown Shutters Farm Airfield by email of any scheduled helicopter landing and departure from Hinton House. On approach and departure pilots will also make use of Safety Com 135.475 (used by Brown Shutters Airfield) to ensure any light aircraft in the vicinity are aware of their presence.
5. There are no hanger or refuelling stations at the Hinton House Estate. A typical turnaround timescale for arrival and departure will be generally between 5-10 minutes.
6. The integrated ground level safety lighting will be activated, if required, for the minimum time that is operationally required.

Item No:	004		
Application No:	17/04739/FUL		
Site Location:	6 Madams Paddock, Chew Magna, Bristol, Bath And North East Somerset		
Ward:	Chew Valley North	Parish:	Chew Magna
		LB Grade:	N/A
Application Type:	Full Application		
Proposal:	Demolition of the existing dwelling, associated garage and greenhouse and erection of a new dwelling and garage. The proposal also includes the associated landscape and drainage works.		
Constraints:	Bristol Airport Safeguarding, Agric Land Class 1,2,3a, Coal - Standing Advice Area, Conservation Area, Policy CP9 Affordable Housing Zones, Flood Zone 2, Flood Zone 3, Greenbelt, Housing Development Boundary, Policy NE1 Green Infrastructure Network, Policy NE5 Ecological Networks, Policy NE5 Strategic Nature Areas, Neighbourhood Plan, SSSI - Impact Risk Zones, Policy ST8 Safeguarded Airport & Aerodro,		
Applicant:	Mr Andy Bamford		
Expiry Date:	12th April 2018		
Case Officer:	Tessa Hampden		

DECISION REFUSE

1 The proposed replacement dwelling, due to it being materially larger in volume and visual terms than the dwelling it replaces, represents inappropriate development within the Green Belt and would have a harmful impact on the openness of the Green Belt. Further the development does not constitute limited infilling or the redevelopment of previously developed land. There are not considered to be very special circumstances to outweigh this harm. The development is therefore contrary to Policy GB2 of the Placemaking Plan and Policy CP8 of the Core Strategy, as well as Section 9 of the National Planning Policy Framework.

2 The design, scale, siting and massing and the use of the zinc cladding are considered to be inappropriate in this context and overall the development is not considered to be sufficiently informed by the context and special landscape character of the site and surrounding area. The proposals fail to preserve important attributes of the character and appearance of the Chew Magna Conservation Area. Any public benefits to the scheme do not outweigh the harm identified. The development is therefore considered to be contrary to policies HE1, NE2, NE6, D1, D2 and D4 of the Placemaking Plan, Core Strategy Policies CP6 and CP7 and HDE2 of the Chew Valley Neighbourhood Plan.

PLANS LIST:

01 Nov 2017	374.P.300 P2	PROPOSED SOUTH EAST & NORTH WEST ELEVATIONS
01 Nov 2017	374.P.301 P2	PROPOSED NORTH EAST & SOUTH WEST ELEVATIONS
30 Sep 2017	374 P 010	PROPOSED BLOCK PLAN
30 Sep 2017	374 P 100	PROPOSED GROUND FLOOR PLAN
30 Sep 2017	374 P 101	PROPOSED FIRST FLOOR PLAN
30 Sep 2017	374 P 110	PROPOSED ROOF PLAN
30 Sep 2017	374 S 010	EXISTING BLOCK PLAN
30 Sep 2017	374 S 100	EXISTING FLOOR & ROOF PLAN
30 Sep 2017	374 S 300	EXISTING ELEVATIONS
30 Sep 2017	374 S 001	SITE LOCATION PLAN

In determining this application the Local Planning Authority considers it has complied with the aims of paragraphs 186 and 187 of the National Planning Framework. Notwithstanding informal advice offered by the Local Planning Authority the submitted application was unacceptable for the stated reasons and the applicant was advised that the application was to be recommended for refusal. Despite this the applicant chose not to withdraw the application and having regard to the need to avoid unnecessary delay the Local Planning Authority moved forward and issued its decision. In considering whether to prepare a further application the applicant's attention is drawn to the original discussion/negotiation.

Community Infrastructure Levy

You are advised that as of 6 April 2015, the Bath & North East Somerset Community Infrastructure Levy (CIL) Charging Schedule came into effect. Whilst the above application has been refused by the Local Planning Authority please note that CIL applies to all relevant planning permissions granted on or after this date. Thus any successful appeal

against this decision may become subject to CIL. Full details are available on the Council's website www.bathnes.gov.uk/cil

BATH AND NORTH EAST SOMERSET COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE

11th April 2018

DECISIONS

Item No:	01	
Application No:	17/00075/FUL	
Site Location:	Land Between Leamon Cottage And Mendip Villas, The Street, Compton Martin, Bristol	
Ward: Chew Valley South	Parish: Compton Martin	LB Grade: N/A
Application Type:	Full Application	
Proposal:	The erection of 10no. dwelling houses, including access on to The Street, 26no off-street parking spaces, and associated soft/hard landscaping	
Constraints:	Affordable Housing, Airport Safeguarding Zones, Agric Land Class 1,2,3a, Area of Outstanding Natural Beauty, Neighbourhood Plan, SSSI - Impact Risk Zones, Water Source Areas,	
Applicant:	Freemantle Developments (Compton Martin) Limited	
Expiry Date:	31st October 2017	
Case Officer:	Tessa Hampden	

DECISION REFUSE

1 The proposed development does not comprise an appropriate housing mix to meet the identified needs of the village. The development is therefore contrary to policy CP10 of Bath and North East Somerset Core Strategy and policy HDE5a of the Chew Valley Neighbourhood Plan.

2 The proposed parking layout is not considered to be workable and is therefore likely to result in cars parking on the public highway, in particular the Street. This is considered to prejudice highway safety which is contrary to policy ST7 of the Place Making Plan 2017.

3 The proposed layout which is considered to be an unacceptable design, and results in dwellings with insufficient outdoor amenity space is considered to be an unacceptable and is contrary to policy CP6 of the Core Strategy and policy D1,D2 and D6 of the Placemaking Plan 2017.

PLANS LIST:

5th April 2018 2793/101 E PROPOSED SITE PLAN
23 Feb 2018 2793/103 B PROPOSED PLANS: PLOTS 1-4
23 Feb 2018 2793/104 B PROPOSED SOUTHEAST & NORTHWEST ELEVATIONS
23 Feb 2018 2793/105 B PROPOSED SOUTHWEST & NORTHEAST ELEVATIONS
23 Feb 2018 2793/107 B PROPOSED PLANS: PLOTS 7-10
23 Feb 2018 2793/108 B PROPOSED ELEVATIONS: PLOTS 7-10

23 Feb 2018 2793/109 B PROPOSED ELEVATIONS: PLOTS 7-10
 23 Feb 2018 2793/111 D PROPOSED SITE DRAINAGE PLAN
 23 Feb 2018 2793/112 B PROPOSED STRIP ELEVATION & SECTIONS
 23 Feb 2018 TR16 A SWEPT PATH OF PROPOSED PARKING AREA
 09 Jan 2017 10A EXISTING SITE PLAN
 08 May 2017 2793/01 LOCATION PLAN
 02 May 2017 2793/110 PROPOSED ELEVATIONS: CAR PORTS

Community Infrastructure Levy

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

In determining this application the Local Planning Authority considers it has complied with the aims of paragraphs 186 and 187 of the National Planning Framework. The LPA has sought to resolve issues as they have arisen, ultimately however the Council has refused the application for the reasons set out above.

Item No:	02
Application No:	17/05062/FUL
Site Location:	148 London Road West, Lower Swainswick, Bath, Bath And North East Somerset
Ward: Lambridge	Parish: N/A LB Grade: N/A
Application Type:	Full Application
Proposal:	Erection of 4no. dwellings following demolition of 2no. existing run down dwellings.
Constraints:	Article 4 Bath Demolition Wall, Article 4 Reg 7: Estate Agent, Article 4 HMO, Agric Land Class 3b,4,5, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, Conservation Area, Policy CP9 Affordable Housing Zones, MOD Safeguarded Areas, Policy NE1 Green Infrastructure Network, SSSI - Impact Risk Zones,
Applicant:	New Millennium Developments Ltd
Expiry Date:	16th April 2018
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 (Bespoke Trigger)

The exterior walls of the front elevation shall be constructed in natural Bath Stone Ashlar. 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 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 ST7 of the Bath and North East Somerset Placemaking Plan.

4 Bound/Compacted Vehicle Access (Pre-occupation)

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

Reason: To prevent loose material spilling onto the highway in the interests of highways safety in accordance with Policy ST7 of the Bath and North East Somerset Placemaking Plan.

5 Green Wall Details (Bespoke Trigger)

Prior to the installation of the green wall of the approved development shown on drawing 156 rev T a detailed specification of the proposed green wall shall be submitted to and approved in writing by the Local Planning Authority. These details shall include section drawings of the wall, a planting schedule, a timetable for implementation and a maintenance schedule. The green wall 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.

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:

Proposed site- basement 110 rev M
Proposed site - ground floor 111 rev G
Side elevation - east 156 rev J
Proposed elevations 156 rev T
Proposed rear elevations 157 rev D
Proposed section 158
Location plan 101 rev C
Proposed floor plans 150 rev K
Proposed section A-A 160 rev F
Proposed street view 170 rev B
Existing ground floor plan E01
Existing ground floor plan E02
Existing first floor plan E03
Existing first floor plan E04
Existing side elevation E05
Existing rear elevation E06
Existing side elevation E07

Community Infrastructure Levy

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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 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:	03	
Application No:	15/01802/FUL	
Site Location:	Church Farm Derelict Property, Church Hill, High Littleton, Bristol	
Ward: High Littleton	Parish: High Littleton	LB Grade: II
Application Type:	Full Application	
Proposal:	Construction of new pedestrian and vehicular access to Church Farm, High Littleton from A39 High Street following removal of section of boundary wall.	
Constraints:	Airport Safeguarding Zones, Agric Land Class 1,2,3a, Coal - Standing Advice Area, Forest of Avon, Housing Development Boundary, SSSI - Impact Risk Zones, Tree Preservation Order,	
Applicant:	Mr Martin Pera	
Expiry Date:	27th July 2017	
Case Officer:	Laura Batham	

Withdrawn from agenda

Item No:	04		
Application No:	18/00413/FUL		
Site Location:	22 Innox Grove, Englishcombe, Bath, Bath And North East Somerset		
Ward:	Bathavon West	Parish:	Englishcombe
		LB Grade:	N/A
Application Type:	Full Application		
Proposal:	Erection of two-storey side extension following demolition of existing conservatory.		
Constraints:	Agric Land Class 1,2,3a, Policy B4 WHS - Indicative Extent, Policy CP8 Green Belt, Policy CP9 Affordable Housing Zones, Housing Development Boundary, MOD Safeguarded Areas, Policy NE5 Ecological Networks, SSSI - Impact Risk Zones,		
Applicant:	Miss S A Halladey		
Expiry Date:	13th April 2018		
Case Officer:	Rae Mepham		

DECISION PERMIT

1 Standard Time Limit (Compliance)

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

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

2 Materials (Compliance)

All external walling and roofing materials to be used shall match those of the existing building.

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 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:

Proposed elevations and layouts (1)
Site location and block plan (3)

both received 29th Jan 2018

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:	18/00460/FUL	
Site Location:	35 Hantone Hill, 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 side and single storey rear extension, and external alterations.	
Constraints:	Agric Land Class 1,2,3a, Policy B4 WHS - Indicative Extent, Policy CP9 Affordable Housing Zones, Housing Development Boundary, MOD Safeguarded Areas, Policy NE1 Green Infrastructure Network, Policy NE2A Landscapes and the green set, Policy NE3 SNCI, Policy NE5 Ecological Networks, Policy NE5 Strategic Nature Areas, Neighbourhood Plan, SSSI - Impact Risk Zones,	
Applicant:	Mr & Mrs Blackburn	
Expiry Date:	29th March 2018	
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 (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 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 plans, section and elevations including block and location plans EX01

Proposed plans, section and elevations 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.

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Community Infrastructure Levy

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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:	17/05725/VAR	
Site Location:	Walnut Tree Hill, High Street, Priston, Bath	
Ward: Bathavon West	Parish: Priston	LB Grade: N/A
Application Type:	Application for Variation of Condition	
Proposal:	Variation of condition 6 (landscaping) of application 15/01408/VAR (Variation of condition 8 (landscaping) attached to planning permission 13/05112/FUL (Erection of a dwelling with garage, drive and landscaping. (Revised proposal)).	
Constraints:	Agric Land Class 1,2,3a, Coal - Standing Advice Area, Policy CP8 Green Belt, Policy CP9 Affordable Housing Zones, Flood Zone 2, Flood Zone 3, Housing Development Boundary, Policy LCR5 Safeguarded existg sport & R, LLFA - Flood Risk Management, Policy NE3 SSCI, Policy NE5 Ecological Networks, SSSI - Impact Risk Zones,	
Applicant:	Mr Rob Kettleby	
Expiry Date:	19th March 2018	
Case Officer:	Robert Warren	

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

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