

DEVELOPMENT MANAGEMENT COMMITTEE

Minutes of the Meeting held

Wednesday, 4th July, 2018, 2.00 pm

Councillors: Sally Davis (Chair), Rob Appleyard, Tim Ball (in place of Caroline Roberts), Jasper Becker, Paul Crossley, Matthew Davies, Eleanor Jackson, Les Kew and David Veale

12 EMERGENCY EVACUATION PROCEDURE

The Democratic Services Officer read out the emergency evacuation procedure.

13 ELECTION OF VICE CHAIRMAN (IF DESIRED)

A Vice Chairman was not required on this occasion.

14 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Councillor Caroline Roberts (substitute Councillor Tim Ball).

15 DECLARATIONS OF INTEREST

There were no declarations of interest.

16 TO ANNOUNCE ANY URGENT BUSINESS AGREED BY THE CHAIRMAN

There was no urgent business.

17 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.

18 ITEMS FROM COUNCILLORS AND CO-OPTED MEMBERS

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

19 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 6 June 2018 were confirmed and signed as a correct record.

20 **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 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 No. 1

Application No. 18/01851/FUL

Site Location: Monkton Combe School Farm, Brassknocker Hill, Monkton Combe, Bath – Proposed erection of 2 dwellings following demolition of redundant agricultural buildings; alteration to existing dwelling and associated access and comprehensive landscaping

The Case Officer reported on the application and her recommendation for refusal. She informed members of an additional reason for refusal as follows:

“The proposed development will result in a change in character of the local area by the removal of the existing agricultural buildings and domestic encroachment in the existing rural landscape. The proposed development will fail to conserve or enhance the character of the surrounding Area of Outstanding Natural Beauty. The proposed development is therefore contrary to policy NE.2 of the Bath & North East Somerset Placemaking Plan and contrary to Part 11 of the National Planning Policy Framework.”

The Chair of Monkton Combe Parish Council spoke regarding the application.

A representative of local residents spoke against the application.

The agent and applicant spoke in favour of the application.

Cllr Neil Butters, local ward member, spoke regarding the application. He stated that although the Parish Council had voted to oppose the application, fewer than half had so voted. He felt that the application had some merit. He noted that the main issue for consideration was whether the very special circumstances had been met to warrant development in the Green Belt.

The Case Officer responded to questions as follows:

- The proposal would result in a change of character to the Green Belt and would fail to enhance or conserve the area. It would be contrary to policy.

- The materials used would be a combination of timber cladding and Bath rubble stone.
- The definition of a barn conversion would require a barn building to be capable of development without reconstruction. This application had not been assessed under the policy to bring agricultural buildings back into use.
- Any future applications to develop derelict farm buildings would be dealt with on a case by case basis.

Cllr Jackson moved the officer recommendation to refuse the application stating that she felt development in this location was not appropriate. The site currently had open views of the countryside and any development would lead to more solid structures being in place.

Cllr Appleyard seconded the motion stating that he felt the proposal was contrary to policy. The site consisted of agricultural land and this development was not for agricultural use. He felt that if the application were to be approved it would set a precedent for further developments in similar locations.

Cllr Crossley noted that the location was clearly within the border of a hamlet and that the plans showed an interesting concept. He stated that there was currently an excellent view from above the site but that the barn buildings were currently derelict. He felt that exceptional reasons to permit the development could be found.

Cllr Kew pointed out that the nature of farming has changed and that most smallholdings were no longer viable. He felt that this type of site should be developed.

Cllr Jackson stated that the viability of smallholdings could change in the future and queried whether there was a neighbourhood plan which specified whether or not there was a need for housing in the area.

Cllr Appleyard pointed out that there was a mechanism to change the policy if required as the housing development boundary could be amended. This type of development should be addressed in a controlled manner.

The Legal Advisor explained to the Committee that there is no specific definition of a farm or curtilage. Just because a property had the word “farm” in its address did not necessarily make it a farm. The use can change over time and the definition would depend on the facts of each particular case.

The Team Manager, Planning and Enforcement, informed the Committee that it was for the applicant to provide details of the special circumstances for development in the Green Belt and not the Council. Officers did not believe that the reasons put forward by the applicant were sufficient to warrant such development. He also explained that no evidence had been submitted to show that the farmstead was not viable. He stated that if the application were refused the Green Belt would remain open and it would prevent encroachment into the countryside. He was not aware of how many similar derelict buildings there were within the B&NES area but explained that each application should be considered on its own merits.

The motion was put to the vote and it was RESOLVED by 5 votes in favour and 4

against to REFUSE the application for the reasons set out in the report and the additional reason put forward by the Case Officer at the meeting.

Item No. 2

Application No. 18/00356/FUL

Site Location: Curbar Edge, 2 Rowlands Close, Bathford, Bath, BA1 7TZ – Roof change to create habitable space with 4 bedrooms incorporating rear dormer structure, front single storey extension and landscaping including engineering works to the rear garden

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

The applicant spoke in favour of the application.

A local resident spoke against the application.

Cllr Martin Veal, local ward member, spoke against the application. He stated that all three local ward members opposed the proposal which was not in keeping with the area. He pointed out that trees and ponds had been removed from the site before the application had been approved. He stated that this was a major flight area for bats and that an ecology report was required.

In response to a question the Case Officer confirmed that the increase in height would be 1.5m. She also confirmed that none of the trees that had been removed were protected and that some work had commenced on site. She explained that the ecologist had raised no objection to the application.

The Team Manager, Planning and Enforcement, pointed out that the update report set out an additional condition requiring that no development shall take place until full details of a Wildlife Protection and Enhancement Scheme produced by a suitably qualified ecologist have been submitted to and approved in writing by the local planning authority. He advised that the trigger for the condition should be amended to “within 6 weeks” as the development had already commenced. He also pointed out that a stop notice would be a separate enforcement issue that could not be considered by the Committee at this meeting.

Cllr Kew moved that consideration of the application be deferred pending a site visit. This was seconded by Cllr Appleyard who noted the concerns expressed by neighbours.

The motion was put to the vote and it was RESOLVED unanimously to DEFER consideration of the application pending a site visit.

Item No. 3

Application No. 18/01187/FUL

Site Location: 7 Uplands Drive, Saltford, BS31 3JH – Erection of new dwelling following demolition of existing dwelling

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

The applicant spoke in favour of the application.

Cllr Crossley pointed out that the reason for referral to Committee was that an objection had been received from Saltford Parish Council contrary to officer recommendation rather than Keynsham Town Council as stated in the first paragraph of the report.

Cllr Kew moved the officer recommendation to permit the application. This was seconded by Cllr Matthew Davies.

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.

Item No. 4

Application No. 18/01669/FUL

Site Location: 42 Gainsborough Road, Keynsham, BS31 1LS – Erection of 1 self-contained house adjacent to existing property

This application was withdrawn from the agenda.

Item No. 5

Application No. 18/01696/FUL

Site Location: 60 Cranwells Park, Lower Weston, Bath, BA1 2YE – Erection of a two storey side extension (Resubmission)

The Case Officer reported on the application and the recommendation for refusal. A correction to paragraph one of the report was pointed out. It should read that Cllr Barrett had requested that the application be referred to Committee if the officer is minded to permit. She also read out an amendment to the reason for refusal.

The agent spoke in favour of the application.

Cllr Crossley noted that planning permission had previously been approved for an extension and queried whether this would be revoked if the Committee decided to permit the current application. The Team Manager, Planning and Enforcement, confirmed that the two permissions occupied the same location so the applicant would either carry out one or the other but not both.

Cllr Kew felt that this was an interesting application and felt that the proposal was an improvement on the previous design. He moved that the Committee delegate to permit the application subject to conditions which should include the provision of obscure glazing on ground floor windows and the bathroom window being fixed shut. This was seconded by Cllr Appleyard who felt that the proposed extension would blend in well with the existing property.

Cllr Kew gave the following reasons for his proposal to overturn the officer recommendation:

- The improved design which meant that the proposed extension was a more harmonious addition to the existing building.
- The resulting improvement to the overall street scene.
- He did not feel that the extension would have an adverse impact on the residential amenity of the area.

The motion was put to the vote and it was RESOLVED by 8 votes in favour and 1 against to DELEGATE TO PERMIT the application subject to conditions.

Item No. 6

Application No. 18/01448/REM

Site Location: Arundel, Church Lane, Bishop Sutton – Removal of condition 2 of application 17/01983/FUL (Erection of single storey side and rear extensions, front dormer window and internal reconfiguration works to existing dwelling)

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

The Chair of Stowey Sutton Parish Council spoke against the application.

The applicant spoke in favour of the application.

The Team Manager, Planning and Enforcement explained that the permitted development rights on this property had been removed to ensure that any future changes to the dwelling could be overseen by the Council. However, since this decision a recent appeal had come to the attention of the Council which stated that planning conditions should not be used to restrict national permitted development rights unless there is clear justification to do so.

Councillor Kew felt that it was unfair to remove the permitted development rights for this property if others in the area retained these rights.

Councillor Jackson queried whether the Council would be likely to lose an appeal if the rights were not reinstated. The Team Manager, Planning and Enforcement, stated that this was difficult to ascertain, a case could be put forward and it would depend on the Inspector's judgement on this matter.

Cllr Kew moved the officer recommendation to permit the application. This was seconded by Cllr Appleyard.

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

Item No. 7

Application No. 18/01483/FUL

Site Location: Chapel Cottage, Clarendon Road, Widcombe, Bath – Change of use from 3 bed residential (C3) to 3 bed house of multiple occupation (C4)

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

A local resident spoke against the application.

The applicant spoke in favour of the application.

Councillor Becker, local ward member, recognised that a number of local residents had objected to the proposal for an HMO but felt that on balance he could not challenge the officer recommendation.

Councillor Jackson understood the concerns of neighbours but noted that the application complied with the Council policy relating to HMOs. She moved the officer recommendation to permit. This was seconded by Cllr Kew.

The motion was put to the vote and it was RESOLVED by 6 votes in favour and 3 against to PERMIT the application subject to the conditions set out in the report.

Item No. 8

Application No. 18/01379/FUL

Site Location: 19 Rockliffe Road, Bathwick, Bath, BA2 6QN – Erection of single storey extension to rear and side of property, insertion of conservation rooflights in plane of roof to rear and side of property. (Revised proposal)

The Case Officer reported on the application and his recommendation to permit. He explained that this was a revised scheme put forward following enforcement complaints. He informed the Committee that two further objections had been received from a neighbour and from the Bathwick Estates Residents' Association following the publication of the report. No new issues had been raised by these objections. An amendment to the height of the party wall had been made to address the concerns of a neighbour.

A neighbour spoke against the application and Cllr Samuel, local ward member, spoke on behalf of a neighbour against the application.

The applicant spoke in favour of the application.

Cllr Samuel, local ward member, spoke against the application. He stated that the original approval of this application had conditions attached to it. There had subsequently been complaints raised regarding a change in window openings, the blockwork not being Bath stone and the difficulty that would be encountered in rendering the blockwork. The development would cause a loss of amenity to the neighbouring properties. He felt that allowing the development to continue would set a precedent and stressed the need for the public to have confidence in the planning system.

Cllr Matthew Davies queried whether the original application was for Bath stone. Cllr Kew queried how the wall could be rendered using a Bath stone mix.

The Team Manager, Planning and Enforcement, explained that the method for the application of render was not a material consideration. If the applicant found subsequently that this was not possible then it would become a breach of condition.

Cllr Appleyard pointed out that if the applicant had carried out the development in line with the original planning permission then there would be no need for further discussion about render. He felt that little consideration had been given to the amenity of the neighbouring properties.

The Team Manager, Planning and Enforcement, explained that although this was a retrospective application it should still be considered on its merits as other options for the development could be acceptable.

Cllr Appleyard did not support the application and felt that it represented overdevelopment, and would have an adverse effect on the amenity of neighbouring properties.

Cllr Matthew Davies moved that the Committee delegate to refuse the application contrary to the officer recommendation on the grounds of inappropriate materials.

Cllr Crossley seconded the motion stating that he felt the development would be overbearing and dominant and would result in a loss of amenity to neighbouring properties.

The Team Manager, Planning and Enforcement, informed the Committee that approval had already been given for the physical structure and design meaning that loss of amenity would be difficult to argue at an appeal. He also pointed out that the use of render on the rear of properties was very common in the Bath area.

Cllr Ball felt that the materials being proposed would not be acceptable and that he felt that Bath stone should be used.

Cllr Becker pointed out that the structure remained the same as the original application and that neighbours objected to the whole development.

Cllr Kew stated that conditions should be enforced.

The motion was put to the vote and it was RESOLVED by 7 votes in favour and 2 against to DELEGATE TO REFUSE the application on the grounds of inappropriate materials.

21 **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 4.50 pm

Chair

Date Confirmed and Signed

Prepared by Democratic Services

BATH AND NORTH EAST SOMERSET COUNCIL

Development Management Committee

Date 4th July 2018

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

ITEM

ITEMS FOR PLANNING PERMISSION

Item No.	Application No.	Address
1	18/01851/FUL	Monkton Combe School Farm Brassknocker Hill Monkton Combe

An additional consultation response has been received from the ecologist which states the following;

Ecology – No objection. Bat emergence and dawn surveys have now been completed of buildings on the site and no roosts were found; additional information and photos have been included within the report as requested to add confidence to survey findings, which is welcome.

Greater horseshoe bat was recorded foraging over the site on two occasions during the evening survey, which indicates the importance of sensitive lighting design in this location.

Mitigation is proposed for replacement of swallow nesting provision (prior to demolition of the existing nesting site).

Sensitive lighting design will also be required – the condition requested will require further details to be submitted for approval prior to installation of lighting – submitted information is at present too limited to assess potential for light spill.

Officer assessment

The comments from the ecologist are noted and do not alter the case officer recommendation to refuse the application.

Item No.	Application No.	Address
2	18/00356/FUL	Curbar Edge 2 Rowlands Close Bathford

Wildlife Protection and Enhancement (Pre-commencement)

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

- (i) Method statement for pre-construction and construction phases to provide full details of all necessary protection and mitigation measures, including, where applicable, proposed pre-commencement checks and surveys, for the avoidance of harm to bats, reptiles, nesting birds and other wildlife, and proposed reporting of findings to the LPA prior to commencement of works;
- (ii) Detailed proposals for implementation of wildlife mitigation and enhancement measures, including wildlife-friendly planting and landscape details; provision of bat and bird boxes; provision of replacement habitats; provision for enabling movement of wildlife including hedgehogs on and off site; sensitive lighting design; with proposed specifications, models, species, materials as applicable, and proposed numbers and positions of species and features to be shown on plans as applicable;

All works within the scheme shall be carried out in accordance with the approved details and completed in accordance with specified timescales and prior to the occupation of the development and retained within the development thereafter in accordance with approved details.

Reason: To prevent ecological harm and to provide biodiversity gain in accordance with policies NE3 of the Bath and North East Somerset Local Plan.

Implementation of Wildlife Protection and Enhancement Scheme (Preoccupation)

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

Reason: To demonstrate the completed implementation of the Wildlife Protection and Enhancement Scheme, to prevent ecological harm and to provide biodiversity gain in accordance with policies NE3 of the Bath and North East Somerset Local Plan.

Item No.	Application No.	Address
8	18/01379/FUL	19 Rockliffe Road

Bathwick
Bath

Since the report was written two further representations were received, which include one from the Bathwick Estate Residents Association and an additional objection statement from the occupants of 18 Rockliffe Road. The latter includes photographs to support the comments raised; these are available on the application file.

The statements provided by both parties, while comprehensive, do not raise new planning issues not already covered within the report.

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BATH AND NORTH EAST SOMERSET COUNCIL

MEMBERS OF THE PUBLIC AND REPRESENTATIVES WISHING TO MAKE A STATEMENT AT THE MEETING OF THE DEVELOPMENT MANAGEMENT COMMITTEE ON WEDNESDAY 4 JULY 2018

MAIN PLANS LIST			
ITEM NO.	SITE NAME	SPEAKER	FOR/AGAINST
1.	Monkton Combe School Farm, Brassknocker Hill, Monkton Combe, Bath	Des Wighton (Chair of Monkton Combe Parish Council)	N/A
		Nigel Salmon	Against
		Simon Roper (Applicant) Chris Beaver (Agent)	For (To share 3 minutes)
		Cllr Neil Butters (Local Ward Member)	N/A
2.	Curbar Edge, 2 Rowlands Close, Bathford, Bath, BA1 7TZ	Martin Gurney	Against
		Nikki McCarthy (Applicant)	For
		Cllr Martin Veal (Local Ward Member)	Against
3.	7 Uplands Drive, Saltford, BS13 3JH	Laura Birchill (Applicant)	For
5.	60 Cranwells Park, Lower Weston, Bath, BA1 2YE	Chris Beaver (Agent)	For
6.	Arundel, Church Lane, Bishop Sutton	Cllr Keith Betton (Chair of Stowey Sutton Parish Council)	Against
		Colin Radforth (Applicant)	For

7.	Chapel Cottage, Clarendon Road, Widcombe, Bath	Colin Robson	Against
		Chris Moore (Applicant)	For
8.	19 Rockliffe Road, Bathwick, Bath, BA2 6QN	Kate Condon	Against (To share 3 minutes)
		Cllr Richard Samuel (on behalf of Susannah Mansfield)	
		Alessandro Arossio (Applicant)	For
		Cllr Richard Samuel (Local Ward Member)	Against

BATH AND NORTH EAST SOMERSET COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE

4th July 2018

DECISIONS

Item No:	01		
Application No:	18/01851/FUL		
Site Location:	Monkton Combe School Farm, Brassknocker Hill, Monkton Combe, Bath		
Ward: Bathavon South	Parish: Monkton Combe	LB Grade: N/A	
Application Type:	Full Application		
Proposal:	Proposed erection of 2 dwellings following demolition of redundant agricultural buildings, alteration to existing dwelling, and associated access and comprehensive landscaping.		
Constraints:	Agric Land Class 3b,4,5, 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,		
Applicant:	Mr S Roper		
Expiry Date:	21st June 2018		
Case Officer:	Alice Barnes		

DECISION REFUSE

1 The proposed development by reason of its location with the Green Belt and open countryside is regarded as being inappropriate development. The very special circumstance put forward by the application will not outweigh the harm to the Green Belt. The principle of the development is therefore contrary to paragraphs 80, 89 and 90 of the National Planning Policy Framework, policy CP8 of the Core Strategy and policy GB1 of the Bath & North East Somerset Placemaking Plan

2 The proposed development will result in a change in character of the local area by the removal of the existing agricultural buildings and domestic encroachment in the existing rural landscape. The proposed development will fail to conserve or enhance the character of the surrounding Area of Outstanding Natural Beauty. The proposed development is therefore contrary to policy NE.2 of the Bath & North East Somerset Placemaking Plan and contrary to Part 11 of the National Planning Policy Framework.

PLANS LIST:

Existing site plan 334 -S 001 -B
Belle Vue Existing Floor Plans 334-S 101
Existing elevations 334 S 201-P1

Landscape plan 191_PP_01
External lighting plan 334-E601
Proposed elevations - Belle Vue 334-P- 201 -P1
Proposed elevations - Dwelling One 334-P-202-P1
Proposed elevations - Dwelling Two 334-P-203-P1
Proposed site plan 334-P001
Proposed block plan 334-P100
Proposed floor plans - Dwelling one 334-P101
Proposed floor plans- Dwelling two 334- P102
Proposed floor plans- Belle Vue 334-P103
Existing and proposed site sections 334-P301
Proposed sections 334-P302
Proposed demolition plan 334-P400

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

Item No:	02	
Application No:	18/00356/FUL	
Site Location:	Curbar Edge , 2 Rowlands Close, Bathford, Bath	
Ward: Bathavon North	Parish: Bathford	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Roof change to create habitable space with 4 bedrooms incorporating rear dormer structure, front single storey extension and landscaping including engineering works to the rear garden.	
Constraints:	Agric Land Class 1,2,3a, Policy B4 WHS - Indicative Extent, Policy CP9 Affordable Housing Zones, Housing Development Boundary, MOD Safeguarded Areas, SSSI - Impact Risk Zones, Policy ST8 Safeguarded Airport & Aerodro,	
Applicant:	Mrs Nikki McCarthy	
Expiry Date:	3rd August 2018	
Case Officer:	Alice Barnes	

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

Item No:	03	
Application No:	18/01187/FUL	
Site Location:	7 Uplands Drive, Saltford, Bristol, Bath And North East Somerset	
Ward: Saltford	Parish: Saltford	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of new dwelling following demolition of existing dwelling.	
Constraints:	Saltford Airfield 3km buffer, Agric Land Class 1,2,3a, Policy CP9 Affordable Housing Zones, Housing Development Boundary, MOD Safeguarded Areas, Policy NE5 Ecological Networks, SSSI - Impact Risk Zones,	
Applicant:	Mr Seya Burchill	
Expiry Date:	15th June 2018	
Case Officer:	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 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 Parking spaces (Pre-occupation)

No occupation of the development shall commence until the parking space for the proposed dwelling has been provided in accordance with the approved plans in a properly bound and surfaced material (not loose stone or gravel).

Reason: To ensure sufficient parking 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 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.

5 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.

6 Plans List (Compliance)

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

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

PLANS LIST:

This decision relates to:

15 Mar 2018	5081702	BLOCK PLAN
15 Mar 2018	5081703	PROPOSED FLOOR PLANS
15 Mar 2018	5081704	PROPOSED ELEVATIONS
15 Mar 2018	5081701	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.

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:	04		
Application No:	18/01669/FUL		
Site Location:	42 Gainsborough Road, Keynsham, Bristol, Bath And North East Somerset		
Ward:	Keynsham East	Parish:	Keynsham Town Council
		LB Grade:	N/A
Application Type:	Full Application		
Proposal:	Erection of 1no self-contained house adjacent to existing property		
Constraints:	Saltford Airfield 3km buffer, Agric Land Class 3b,4,5, Policy CP9 Affordable Housing Zones, Housing Development Boundary, SSSI - Impact Risk Zones, Policy ST8 Safeguarded Airport & Aerodro,		
Applicant:	Hancock, Frayling and Maddison		
Expiry Date:	5th July 2018		
Case Officer:	Nikki Honan		

Withdrawn from agenda

Item No:	05		
Application No:	18/01696/FUL		
Site Location:	60 Cranwells Park, Lower Weston, Bath, Bath And North East Somerset		
Ward: Weston	Parish: N/A	LB Grade: N/A	
Application Type:	Full Application		
Proposal:	Erection of a two storey side extension (Resubmission).		
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, Policy NE2A Landscapes and the green set, SSSI - Impact Risk Zones,		
Applicant:	Mr G Glass		
Expiry Date:	6th July 2018		
Case Officer:	Martin Almond		

DECISION PERMIT

1 Standard Time Limit (Compliance)

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

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

2 Materials (Compliance)

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

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

The proposed external door glazing and utility window on the ground floor in the east elevation shall be obscurely glazed, and the first floor bathroom window in the east elevation shall be obscurely glazed and non-opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed. Thereafter the windows shall be permanently retained as such.

Reason: To safeguard the amenities of adjoining occupiers from overlooking and loss of privacy in accordance with Policy D6 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.

PLANS LIST:

This decision relates to drawings 115-1, 115-2, 115-3, 115-4, 115-5 dated as received 17th April 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.

Application No:	18/01448/REM		
Site Location:	Arundel, Church Lane, Bishop Sutton, Bristol		
Ward: Chew Valley South	Parish: Stowey Sutton	LB Grade: N/A	
Application Type:	Removal of conditions		
Proposal:	Removal of condition 2 of application 17/01983/FUL (Erection of single storey side and rear extensions, front dormer window and internal reconfiguration works to existing dwelling.)		
Constraints:	Bristol Airport Safeguarding, Agric Land Class 1,2,3a, Coal - Standing Advice Area, Contaminated Land, Policy CP9 Affordable Housing Zones, Housing Development Boundary, Neighbourhood Plan, SSSI - Impact Risk Zones, Policy ST8 Safeguarded Airport & Aerodro,		
Applicant:	Mr Colin Radforth		
Expiry Date:	5th July 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 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 Site Location and Block Plan (200-01) received 6th December 2017.

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.

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

Condition Categories

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

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

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

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

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

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

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

Item No:	07
Application No:	18/01483/FUL

Site Location:	Chapel Cottage, Clarendon Road, Widcombe, Bath	
Ward: Widcombe	Parish: N/A	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Change of use from 3bed residential dwelling (C3) to 3bed House of Multiple Occupation (C4)	
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 NE5 Ecological Networks, SSSI - Impact Risk Zones,	
Applicant:	Mr Christopher Moore	
Expiry Date:	5th July 2018	
Case Officer:	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 6th April 2018: Existing and Proposed Ground Floor Plan, Existing and Proposed First Floor 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.

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

HMO Advice Note

Please note that you will also require an HMO Licence for your property to operate as an HMO. Planning and HMO licensing are two separate requirements and it is essential that an HMO licence is obtained after receiving planning permission. Although Planning Permission may be granted without an HMO licence, you may legally not be able to use the property as an HMO. If you have any queries, please contact Housing Services by email at hmo_licensing@bathnes.gov.uk or telephone 01225 396269.

Item No:	08
Application No:	18/01379/FUL

Site Location:	19 Rockliffe Road, Bathwick, Bath, Bath And North East Somerset	
Ward: Walcot	Parish: N/A	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of single storey extension to rear and side of property. Insertion of conservation rooflights in plane of roof to rear and side of property. (Revised proposal).	
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, River Avon and Kennet & Avon Canal, SSSI - Impact Risk Zones,	
Applicant:	Mr Alessandro Arossio	
Expiry Date:	30th May 2018	
Case Officer:	Dominic Battrick	

DECISION REFUSE

1 The extension by reason of the proposed wall materials (side and rear elevations) would be unsympathetic to the host dwelling to the detriment of the local character of the area. As such the proposal is contrary to Policy D2 of the Bath & North East Somerset Placemaking Plan, 2017.

PLANS LIST:

PLANS LIST:

This decision relates to the following plans: Existing and Proposed Block Plans - MJS004-PA01, Existing Floor Plans - MJS004-PA02, Site Location Plan, all received 04/05/2018; Existing Elevations - MJS004-PA03 rev. A received 07/06/2017; Proposed Floor Plans - MJS004-PA04 rev. A, Proposed Elevations - MJS004-PA05 rev. B received 14/06/2018.

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. In considering whether to prepare a further application the applicant's attention is drawn to the pre-application service offered by the Council and is encouraged to engage with officers prior to resubmitting.

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