

PLANNING COMMITTEE

Minutes of the Meeting held

Wednesday, 31st July, 2019, 2.00 pm

Councillors: Sally Davis (Chair), Rob Appleyard (Reserve) (in place of Lucy Hodge), Vic Clarke, Paul Crossley (Reserve) (in place of Matt McCabe), Duncan Hounsell, Eleanor Jackson, Manda Rigby, Brian Simmons and Ryan Wills (Reserve) (in place of Sue Craig)

24 EMERGENCY EVACUATION PROCEDURE

The Democratic Services Officer read out the emergency evacuation procedure.

25 ELECTION OF VICE CHAIRMAN

A Vice Chairman was not required on this occasion.

26 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from:

Cllr Sue Craig – substitute Cllr Ryan Wills
Cllr Lucy Hodge – substitute Cllr Rob Appleyard
Cllr Hal MacFie
Cllr Matt McCabe – substitute Cllr Paul Crossley

27 DECLARATIONS OF INTEREST

Cllr Duncan Hounsell declared a non-pecuniary interest in application no. 19/01488/FUL, 4 Uplands Road, Saltford. Cllr Hounsell was a member of Saltford Parish Council who had been consulted on this application; however, he had taken no part in the consideration of this matter at Parish Council level.

28 TO ANNOUNCE ANY URGENT BUSINESS AGREED BY THE CHAIRMAN

There was no urgent business.

29 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.

30 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 3 July 2019 were confirmed and signed as a

correct record.

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

The Committee considered:

- A report by the Head of Planning on various planning applications.
- Oral statements by members of the public and representatives. A copy of the speakers' list is attached as *Appendix 1* 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 2* to these minutes.

Item No. 1

Application No. 19/01873/FUL

Site Location: St Joseph's Church, Sladebrook Road, Southdown, Bath – Erection of 9 dwellings, alterations to vehicular access, associated parking and landscaping, following demolition of redundant church building

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

A local resident spoke against the application.

The Agent spoke in favour of the application.

Cllr Crossley referred to a pending single Cabinet Member decision (E3150 – Supporting an Exemplar Housing Development). He queried whether when making the decision today a comment could be made regarding this decision as it would address matters such as shared ownership and restriction against the use of properties for HMO (Houses in Multiple Occupation) purposes.

The Deputy Head of Planning stated that any decision made at this meeting could not take into account a Cabinet single member decision that had not yet been made. The Committee must consider the information before it at this meeting and E3150 was not a material consideration in this case.

In response to a question the Case Officer and Highways Officer explained that the proposal to move the bus stop was to avoid potential conflict with people entering and exiting the site. Cllrs Crossley and Jackson felt that it was not necessary to move the bus stop from its current location.

Cllr Jackson pointed out that the Council had a policy in place for HMO properties and queried what proportion of properties in this area were HMOs.

The Deputy Head of Planning explained that the Committee must consider the application before it on its own merits. The application was not for HMO properties and if there were subsequently an application to change one of the properties to an HMO then this would have to be considered as a change of use under the existing policy.

Cllr Crossley stated that this was a Council application. He noted that there was an existing planning application to provide housing on this site and that it should, therefore, be approved. He had concerns that in the future there could be a change of use to HMO properties. He pointed out that the current policy only tested against registered HMOs in the area and stated that this should take into account all HMOs including those that were unregistered. He felt that the pending Cabinet member decision E3150 should be taken into account when making a decision on this application. This would ensure that there would be some shared ownership properties within the scheme, would push for the environmental standards set out in the pending decision and would place a restriction on the use of the properties to ensure that they were not turned into HMOs.

Cllr Crossley asked about the ownership of the hedge on the edge of the plot as it currently provided privacy for number 72 Sladebrook Road. He requested assurance that the hedge would not be removed without consultation with the residents of No. 72. The Case Officer explained that the retention of the hedge could be secured by condition and a landscaping scheme.

Cllr Crossley then moved that the Committee delegate to permit the application. This was seconded by Cllr Rob Appleyard.

The Deputy Head of Planning clarified that the application was not being put forward by the Council but by Aequus Construction Ltd. It should be treated on its merits as with any planning application and any conditions put forward must be relevant to the development. She also explained that the Highways Officer had recommended that the bus stop should be moved but if members felt that this was unnecessary then they could agree that it should remain in its current position.

The Case Officer stated that the bus stop could be positioned on the main frontage of the development. The Highways Officer explained that for ease of access for disabled people it would be preferable for the bus stop to be located on the road frontage of the site.

Cllr Jackson stated that she did not think the design of the properties was appropriate for a suburban area and should be improved.

Cllr Rigby supported the proposal to delegate to permit as a development on the site had already been approved and the application was policy compliant.

The Deputy Head of Planning explained that it would not be appropriate to add a condition to prevent the properties becoming HMOs in the future because the application currently referred to dwelling houses and not HMOs and that it was not possible to condition against a further change of use.

It was agreed that officers would:

- Investigate the ownership of the hedge and add a condition regarding its retention if necessary.
- Include the requirement for a Construction Management Plan as a condition.
- Relocate the bus stop ensuring that it remains on the frontage of the site.

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. 2

Application No. 19/01488/FUL

Site Location: 4 Uplands Road, Saltford, BS31 3JJ – Erection of detached 3 bed bungalow on land to rear of 4 Uplands Road

The Case Officer reported on the application and his revised recommendation to delegate to permit to enable revised plans that remove a proposed garage from the plans to be taken into account.

A local resident spoke against the application.

The Agent spoke in favour of the application.

Cllr Duncan Hounsell, local ward member, spoke against the application. He stated that this appeared to be practically a resubmission of a previously withdrawn application. He felt that infilling would cause harm to the local area and would be contrary to policy. The site was also located close to an electricity substation and had seven residential garden boundaries. There would be a negative visual impact due to the over-development of the site which would be harmful to the surroundings and the character of the area. He pointed out that Saltford Parish Council was also opposed to the application.

(Note: Cllr Hounsell then left the meeting having declared a non-pecuniary interest in this item and did not take part in the debate or vote on the application).

Cllr Crossley noted that this was back land development which he felt was incongruous and harmful to the character of the area. There would also be loss of amenity to local residents and the loss of a garden was not justified. He stated that the application was against policies D2, D4 and D7. He then moved refusal for the reasons set out above.

Cllr Jackson stated that it was important to retain gardens and felt that the application represented overdevelopment of the site. She seconded the motion.

The motion was put to the vote and there were 4 votes in favour and 4 votes against. The Chair then used her casting vote against the motion which was therefore LOST.

Cllr Rigby then moved that the Committee delegate to permit the application subject to conditions. This was seconded by Cllr Simmons.

The motion was put to the vote and there were 4 votes in favour and 4 votes against. The Chair then used her casting vote in favour of the motion. It was therefore RESOLVED to DELEGATE TO PERMIT the application subject to conditions.

(Note: Cllr Hounsell returned to the meeting at this point).

Item Nos. 3 and 4

Application Nos. 19/00137/FUL and 19/00147/LBA

Site Location: Double Hill Farm, Double Hill, Shoscombe – Internal and external alterations to existing farmhouse including reinstatement and conversion of attached outbuilding to form additional accommodation together with alteration of adjoining detached former milking parlour to form domestic annexe to main dwelling plus demolition of redundant adjoining silage store and lean-to store structures.

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

Representatives from Wellow and Shoscombe Parish Councils spoke in favour of the applications.

The agent and applicant spoke in favour of the applications.

Cllr Neil Butters, local ward member, spoke in favour of the applications. He stated that the proposal would improve the housing stock in the area bringing it up to current standards. It would also help to maintain the farm business, with a desirable place to live for the family and future generations. The applicants were long-standing members of the community and the proposal was supported by both Wellow and Shoscombe Parish Councils.

Cllr Jackson stated that the proposal would conserve a historic settlement and would enhance the area by securing the use of a heritage asset. It would also allow a fuller use of the building and would increase the sustainability of the site by enabling home-working. She moved that the Committee delegate to permit the applications.

Cllr Appleyard seconded the motion noting that there would be public benefit.

Cllr Crossley supported the proposal as he felt it represented a sympathetic restoration and would bring a listed building into better use. It would enhance the local setting bringing both public and social benefit and would be an asset to the village.

Cllr Rigby acknowledged that there would be some harm to the Green Belt due to the removal of the wall. However, she felt that this would be outweighed by the public benefit of improving the standard of the building.

For clarification the Deputy Head of Planning Development Management asked members to confirm that in their view there was harm to the listed building but that the harm was outweighed by the public benefits given. She confirmed that in their view the public benefits in this case including securing the optimum viable use of a heritage asset in support of its long term conservation and visual improvements to the site were amongst the reasons given and this was confirmed to be the case.

The motion was put to the vote and it was RESOLVED unanimously to DELEGATE TO PERMIT the planning application and listed building consent subject to conditions.

Item No. 5

Application No: 19/00383/FUL

Site Location: 2 Longhouse, The Hollow, Dunkerton – Erection of a detached double garage alongside the house

The Case Officer reported on the application and her recommendation to permit. She explained that the applicant had now provided further information which had been requested at the previous meeting. It was noted that the fall-back position, which could be built using permitted development rights, would be more harmful to the Green Belt than the proposal under consideration and was a realistic fall-back likely to be implemented.

A representative of the applicant spoke in favour of the application.

Cllr Neil Butters, local ward member, thanked the Committee for reconsidering the application in the light of the further information provided.

Cllr Rigby moved the officer recommendation to permit and this was seconded by Cllr Davis.

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. 6

Application No. 19/02130/FUL

Site Location: 39 Kensington Gardens, Walcot, Bath, BA1 6LH – Erection of garage and associated works following demolition of existing garage. Enlarge existing rear dormer window

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

Cllr Applyard moved the officer recommendation to permit and this was seconded by Cllr Jackson.

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.

32 QUARTERLY PERFORMANCE REPORT

The Committee considered the quarterly performance report from April to June 2019. Members congratulated the arboriculturalists on their excellent performance.

RESOLVED: To NOTE the report.

33 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 3.55 pm

Chair

Date Confirmed and Signed

Prepared by Democratic Services

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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 PLANNING COMMITTEE ON WEDNESDAY 31 JULY 2019

MAIN PLANS LIST			
ITEM NO.	SITE NAME	SPEAKER	FOR/AGAINST
1	St Joseph's Church, Sladebrook Road, Bath	Dave Dixon	Against
		Chris Beaver (Agent)	For
2	4 Uplands Road, Saltford, BS31 3JJ	Russell Abel	Against
		Mr Mike Younie (Agent)	For
		Cllr Duncan Hounsell (Local Ward Member)	Against
3 & 4	Double Hill Farm, Double Hill, Shoscombe, Bath	Pat Caudle (Wellow Parish Council)	For (To share 6 minutes)
		Diana Aiken (Shoscombe Parish Council)	
		Will Drewett (Agent)	For (To share 6 minutes)
		David Cradock (Applicant)	
		Cllr Neil Butters (Local Ward Member)	For
5	2 Longhouse, The Hollow, Dunkerton	David Woodrow	For
		Cllr Neil Butters (Local Ward Member)	For

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BATH AND NORTH EAST SOMERSET COUNCIL

PLANNING COMMITTEE

31st July 2019

DECISIONS

Item No:	01	
Application No:	19/01873/FUL	
Site Location:	St Joseph's Church, Sladebrook Road, Southdown, Bath	
Ward: Southdown	Parish: N/A	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of 9 No. dwellings, alterations to vehicular access, associated parking and landscaping, following demolition of redundant church building.	
Constraints:	Article 4 HMO, Agric Land Class 3b,4,5, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, Policy CP9 Affordable Housing Zones, MOD Safeguarded Areas, Policy NE5 Ecological Networks, SSSI - Impact Risk Zones,	
Applicant:	Aequus Construction Ltd	
Expiry Date:	1st August 2019	
Case Officer:	Tessa Hampden	

DECISION PERMIT

1 Standard Time Limit (Compliance)

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

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

2 Construction Management Plan (Pre-commencement)

No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority and shall include details of deliveries (including storage arrangements and timings), contractor parking, traffic management, working hours, site opening times, wheel wash facilities and site compound arrangements. The development shall thereafter be undertaken in accordance with the approved details.

Reason: To ensure that safe operation of the highway and in the interests of protecting residential amenity in accordance with Policy ST7 of the Bath and North East Somerset Placemaking Plan. This is a condition precedent because any initial construction or demolition works could have a detrimental impact upon highways safety and/or residential amenity.

3 Closure of Access (Bespoke Trigger)

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

Reason: To ensure that the development is served by a safe access in the interests of highway safety in accordance with Policy ST7 of the Bath and North East Somerset Placemaking Plan.

4 Bus Stop relocation Bespoke trigger)

No development above base course level shall commence until the existing bus stop has been relocated in accordance with details first submitted to and approved in writing by the Local Planning Authority. The bus stop shall be re located within the site frontage of the development.

Reason; To ensure the relocation of the bus stop to achieve a safe access to the site.

5 Visibility Splay (Pre-occupation)

No occupation of the development shall commence until the visibility splay shown on drawing number 0946-001 Rev A has been provided. There shall be no on-site obstruction exceeding 600mm above ground level within the visibility splay. The visibility splay shall be retained permanently thereafter.

Reason: To ensure that the development is served by an adequate means of access in accordance with Policy ST7 of the Bath and North East Somerset Placemaking Plan.

6 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.

7 Hard and Soft Landscaping (Compliance)

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

Reason: To ensure that the landscape scheme is implemented and maintained in accordance with Policies D1, D2 and NE2 of the Bath and North East Somerset Placemaking Plan.

8 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.

9 Water Efficiency - Rainwater Harvesting (Pre-occupation)

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

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

10 Water Efficiency (Compliance)

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

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

11 Drainage (pre commencement)

No development shall commence, except ground investigations and remediation, until infiltration testing and soakaway design in accordance with Building regulations Part H, section 3 (3.30) have been undertaken to verify that soakaways will be suitable for the development. If the infiltration test results demonstrate that soakaways are not appropriate, an alternative method of surface water drainage, shall be submitted to and approved in writing by the Local Planning Authority and installed prior to the occupation of the development.

Reason: To ensure that an appropriate method of surface water drainage is installed and in the interests of flood risk management in accordance with Policy CP5 of the Bath and North East Somerset Core Strategy. This is a condition precedent because it is necessary to understand whether the discharge rates are appropriate prior to any initial construction works which may prejudice the surface water drainage strategy.

12 Drainage (pre commencement)

No development shall commence, except ground investigations, until written confirmation from the sewerage company (Wessex Water) accepting the surface water discharge into their network including point of connection and rate has been submitted to the Local Planning Authority. If the sewerage company are not able to accept the proposed surface water discharge, an alternative method of surface water drainage, which has first been submitted to and approved in writing by the Local Planning Authority, shall be installed prior to the occupation of the development.

Reason: To ensure that an appropriate method of surface water drainage is installed and in the interests of flood risk management in accordance with Policy CP5 of the Bath and North East Somerset Core Strategy. This is a condition precedent because it is necessary to understand whether the discharge rates are appropriate prior to any initial construction works which may prejudice the surface water drainage strategy.

13 Housing Accessibility (Compliance)

The following dwellings hereby approved shall meet the optional technical standards 4(2) in the Building Regulations Approved Document M: units 8 and 9

Reason: Reason: To ensure that the optional technical standards for accessibility are met in accordance with policy H7 of the Bath and North East Somerset Council Placemaking Plan.

14 Dwelling Access (Compliance)

Each dwelling shall not be occupied until it is served by a properly bound and compacted footpath and carriageway to at least base course level between the dwelling and the existing adopted highway.

Reason: To ensure that the development is served by an adequate means of access in accordance with Policy ST7 of the Bath and North East Somerset Placemaking Plan

15 Reptile Mitigation Strategy (Compliance)

In accordance with Section 5 of the approved Ecology Assessment Update , clearance of the grassland habitat will be undertaken using a Precautionary Working Method Statement, under supervision of a Suitably Qualified Ecologist as follows:

- The grassland habitat will be made unsuitable for reptiles by implementing a progressive cut, encouraging the reptiles to move out of the works area;
- The vegetation will be cut down to ground level, from the south west section of the site towards the north east section of site, during months that reptiles are active, i.e. between March to October;
- If there is any delay between site clearance and commencement of construction, the grassland will be regularly cut to maintain the site unsuitable for reptiles;
- Should any reptiles be found during the construction period, the animal must be moved to a place of safety within suitable terrestrial habitat, for example the hedgerow and garden to the north east.

Sympathetic working practices will include:

- Three refugia (log piles) will be created along the southwest boundary, reusing sawn logs from felled trees. The locations are shown in Figure 4 (Ecological Mitigation and Enhancement Plan);

- Reptiles and amphibians will utilise stacked materials such as wood, stone, boards or metal sheets as refuges. The site will be kept tidy and stored materials will be kept off the ground on pallets where possible;
- Waste materials will be removed from site immediately or placed in skips.

Reason: to avoid harm to protected species

16 Implementation of Wildlife Scheme (Pre-occupation)

No occupation of the development hereby approved shall commence until a report produced by a suitably experienced ecologist confirming and demonstrating, using photographs where appropriate, completion and implementation of the measures set out in the Ecological Mitigation and Enhancement Scheme (section 5 and Figure 4 of the Ecology Assessment Update (Ethos, April 2019)) 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 approved Ecological Mitigation 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.

17 Means of enclosure - (Bespoke trigger)

Notwithstanding the approved plans, no fences, gates, walls or other means of enclosure shall be erected or placed on the site until a revised plan illustrating the means of enclosure/boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with these approved details.

Reason: In the interests of the appearance of the development and the surrounding area in accordance with Policy CP6 of the Bath and North East Somerset Core Strategy and policies D1, D2, D3 and D4 of the Bath and North East Somerset Placemaking Plan.

18 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:

26 Apr 2019	19018 - 101A	LEVELS PLAN
26 Apr 2019	AP(0)01 REV P0	EXISTING SITE PLAN
26 Apr 2019	AP(0)02 REV P0	DEMOLITION SITE PLAN
04 Jun 2019	1861 AP(0)21 P1	UNIT B - PLOT 7 PLANS
04 Jun 2019	1861 AP(0)22 P1	UNIT B - PLOT 8 PLANS
04 Jun 2019	1861 AP(0)23 P1	UNIT B - PLOT 9 PLANS
04 Jun 2019	1861 AP(0)30 P1	PROPOSED SITE ELEVATIONS
04 Jun 2019	1861 AP(0)31 P1	UNIT A ELEVATIONS
04 Jun 2019	1861 AP(0)32 P2	UNIT B - PLOT 7 ELEVATIONS
04 Jun 2019	1861 AP(0)33 P2	UNIT B - PLOT 8 ELEVATIONS
04 Jun 2019	1861 AP(0)34 P2	UNIT B - PLOT 9 ELEVATIONS

04 Jun 2019	1861 AP(0)40 P1	ELEVATIONS
01 Jul 2019	1861 AP(0)10 REV P4	PROPOSED GROUND FLOOR SITE PLAN
01 Jul 2019	1861 AP(0)11 REV P3	SITE FIRST FLOOR PLAN
01 Jul 2019	1861 AP(0)12 REV P3	SITE ROOF PLAN
01 Jul 2019	TS070-1-GA-01-REV01	LANDSCAPE GENERAL ARRANGEMENT
01 Jul 2019	TS070-1-SW-01-REV01	LANDSCAPE SOFTWARES PLAN
01 Jul 2019	TS070-2-GA-01	PLOT 6 LANDSCAPE SECTIONS
03 Jul 2019	1861 AP(0)92 REV P3	ACCESSIBLE HOUSING DIAGRAM

In determining this application the Local Planning Authority considers it has complied with the aims of paragraph 38 of the National Planning Policy 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 an application to Discharge Conditions and pay the relevant fee via the Planning Portal at www.planningportal.co.uk or post to Planning Services, Lewis House, Manvers Street, Bath, BA1 1JG.

Precautionary working methods:

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

- o a careful visual check for signs of active bird nests and bats shall be made of the interior and exterior of the building and its roof, and any crevices and concealed spaces, prior to any works affecting these areas
- o active nests shall be protected undisturbed until the young have fledged
- o works to the roof and any areas with concealed spaces or crevices shall be carried out by hand, lifting tiles and roof panels (not sliding) to remove them, and checking beneath each one. Soffits and masonry will be dismantled using a 'soft' approach taking care with cavity walls where present.

- o If bats are encountered works shall cease and the Bat Helpline (Tel 0345 1300 228) or a licenced bat worker shall be contacted for advice before proceeding. Reason: to avoid harm to protected species (bats and nesting birds)

Item No:	02		
Application No:	19/01488/FUL		
Site Location:	4 Uplands Road, Saltford, Bristol, Bath And North East Somerset		
Ward: Saltford	Parish: Saltford	LB Grade: N/A	
Application Type:	Full Application		
Proposal:	Erection of detached 3 bed bungalow on land to rear of 4 Uplands Road		
Constraints:	Saltford Airfield 3km buffer, Agric Land Class 1,2,3a, Policy CP9 Affordable Housing Zones, Housing Development Boundary, MOD Safeguarded Areas, SSSI - Impact Risk Zones,		
Applicant:	Mr Duncan Phillips		
Expiry Date:	3rd June 2019		
Case Officer:	Dominic Battrick		

DECISION Permit subject to revised plans.

Item No:	03		
Application No:	19/00137/FUL		
Site Location:	Double Hill Farm, Double Hill, Shoscombe, Bath		
Ward: Bathavon South	Parish: Shoscombe	LB Grade: II	
Application Type:	Full Application		
Proposal:	Alterations to existing farmhouse including reinstatement and conversion of attached outbuilding to form additional accommodation together with alteration of adjoining detached former milking parlour to form domestic annexe to main dwelling plus demolition of redundant adjoining silage store and lean-to store structures.		
Constraints:	White Ox Mead Air Strip 3km buffer, Agric Land Class 1,2,3a, Coal - Standing Advice Area, Policy CP8 Green Belt, Policy CP9 Affordable Housing Zones, Listed Building, LLFA - Flood Risk Management, Policy NE2A Landscapes and the green set, Policy NE3 SNCI, Policy NE5 Ecological Networks, SSSI - Impact Risk Zones,		
Applicant:	Mr D Cradock		
Expiry Date:	10th May 2019		
Case Officer:	Chloe Buckingham		

DECISION Delegate to PERMIT subject to conditions.

Item No:	04	
Application No:	19/00147/LBA	
Site Location:	Double Hill Farm, Double Hill, Shoscombe, Bath	
Ward: Bathavon South	Parish: Shoscombe	LB Grade: N/A
Application Type:	Listed Building Consent (Alts/exts)	
Proposal:	Internal and external alterations to existing farmhouse including reinstatement and conversion of attached outbuilding to form additional accommodation together with alteration of adjoining detached former milking parlour to form domestic annexe to main dwelling plus demolition of redundant adjoining silage store and lean-to store structures.	
Constraints:	White Ox Mead Air Strip 3km buffer, Agric Land Class 1,2,3a, Coal - Standing Advice Area, Policy CP8 Green Belt, Policy CP9 Affordable Housing Zones, Listed Building, LLFA - Flood Risk Management, Policy NE2A Landscapes and the green set, Policy NE3 SNCI, Policy NE5 Ecological Networks, SSSI - Impact Risk Zones,	
Applicant:	Mr D Cradock	
Expiry Date:	10th May 2019	
Case Officer:	Chloe Buckingham	

DECISION Delegate to Consent subject to conditions.

Item No:	05
Application No:	19/00383/FUL
Site Location:	2 Longhouse, The Hollow, Dunkerton, Bath
Ward: Bathavon South	Parish: Dunkerton & Tunley Parish Council
LB Grade:	N/A
Application Type:	Full Application
Proposal:	Erection of a detached double garage along side the house
Constraints:	White Ox Mead Air Strip 3km buffer, Agric Land Class 1,2,3a, Coal - Standing Advice Area, Contaminated Land, Policy CP8 Green Belt, Policy CP9 Affordable Housing Zones, Floodplain Protection, Policy HE2 Somersetshire Coal Canal & Wa, LLFA - Flood Risk Management, Policy NE1 Green Infrastructure Network, Policy NE5 Ecological Networks, Policy NE5 Strategic Nature Areas, Neighbourhood Plan, River Avon and Kennet & Avon Canal, SSSI - Impact Risk Zones,
Applicant:	Mr Peter Woodrow
Expiry Date:	1st August 2019
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 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:

06 Feb 2019 Existing Plan and Site Location Plan
06 Feb 2019 Existing Front Elevation and Proposed Front Elevation
06 Feb 2019 Existing Rear Elevation and Proposed Rear Elevation
28 March 2019 Existing Side Elevation and Proposed Side Elevation
28 Mar 2019 Proposed Hardstanding
16 Apr 2019 Proposed Garage Specifications
16 Apr 2019 Proposed Site Plan and Access

In determining this application the Local Planning Authority considers it has complied with the aims of paragraph 38 of the National Planning Policy Framework. Notwithstanding informal advice offered by the Local Planning Authority the submitted application was unacceptable for the stated reasons and the applicant was advised that the application was to be recommended for refusal. Despite this the applicant chose not to withdraw the application and having regard to the need to avoid unnecessary delay the Local Planning Authority moved forward and issued its decision. In considering whether to prepare a further application the applicant's attention is drawn to the original discussion/negotiation.

Item No:	06	
Application No:	19/02130/FUL	
Site Location:	39 Kensington Gardens, Walcot, Bath, Bath And North East Somerset	
Ward: Walcot	Parish: N/A	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of garage and associated works following demolition of existing garage. Enlarge existing rear dormer 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, MOD Safeguarded Areas, SSSI - Impact Risk Zones,	
Applicant:	Mr Daniel O'Riordan	
Expiry Date:	2nd August 2019	
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 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:

14 May 2019 BLOCK PLAN
14 May 2019 06 B PROPOSED PLANS
14 May 2019 07 B PROPOSED SOUTH ELEVATION AND SECTION B-B
14 May 2019 08 B PROPOSED WEST AND EAST ELEVATIONS AND SECTION A-A
14 May 2019 LOCATION PLAN

In determining this application the Local Planning Authority considers it has complied with the aims of paragraph 38 of the National Planning Policy 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 an application to Discharge Conditions and pay the relevant fee via the Planning Portal at www.planningportal.co.uk or post to 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

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