

PLANNING COMMITTEE

Minutes of the Meeting held

Wednesday, 28th August, 2019, 2.00 pm

Councillors: Matt McCabe (Chair), Vic Clarke, Sue Craig, Sally Davis, Lucy Hodge, Duncan Hounsell, Eleanor Jackson, Hal MacFie, Manda Rigby and Brian Simmons

34 EMERGENCY EVACUATION PROCEDURE

The Democratic Services Officer read out the emergency evacuation procedure.

35 ELECTION OF VICE CHAIR

Cllr Rigby moved that Cllr Sally Davis be elected Vice Chair for the ensuing Council year. This was seconded by Cllr Simmons.

RESOLVED: To elect Cllr Sally Davis as Vice Chair for the ensuing Council year.

36 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

There were no apologies for absence.

37 DECLARATIONS OF INTEREST

Cllr Brian Simmons declared a non-pecuniary interest in the following planning applications:

19/02946/FUL, 19/02942/LBA and 19/02947/AR – Former NatWest Bank, 26 High Street, Keynsham.

Cllr Simmons is a member of Keynsham Town Council and was present at the meeting when the Town Council considered these applications. He stated that he would speak on the item as a local ward member and would then leave the meeting and would not take part in the debate or vote on the application.

38 TO ANNOUNCE ANY URGENT BUSINESS AGREED BY THE CHAIR

There was no urgent business.

39 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.

40 **MINUTES OF THE PREVIOUS MEETING**

The minutes of the meeting held on 31 July 2019 were confirmed and signed as a correct record.

41 **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.
- An update report by the Head of Planning on items 1, 3 and 4 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. 18/00201/FUL

Site Location: Food Machinery 2000 Ltd, Comfortable Place, Kingsmead, Bath, BA1 3AJ – Erection of 25 flats with cycle storage and car parking, refuse store, footpath linkage, revised access arrangements, landscaping and associated works, following demolition of 2 x 2 bed flats and 180m² of office space.

The Case Officer reported on the application and his recommendation to delegate to permit. He drew members' attention to the amendment to Condition 2 regarding the construction management plan as set out in the update report. He also informed the Committee that the sustainable construction checklist has now been received and found to be satisfactory.

The agent spoke in favour of the application.

The Case Officer then responded to questions as follows:

- Secure parking including spaces for bicycles will be provided in the undercroft area.
- There will also be a ramp giving access to the parking area.

Cllr Davis felt that the development would improve the area and moved the officer recommendation to delegate to permit. This was seconded by Cllr Jackson.

The motion was put to the vote and it was **RESOLVED** by 8 votes in favour and 2 abstentions to **DELEGATE TO PERMIT** the application subject to conditions and the completion of a Section 106 Agreement as set out in the report.

Item No. 2

Application No. 19/01427/RES

Site Location: Employment Building Unit 2, Bell Lane, Chew Stoke – Approval of reserved matters with regard to outline application 17/05325/OUT (Residential development of 5 dwellings and associated car parking and reorganisation of car parking for adjacent commercial premises).

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

The agent spoke in favour of the application.

Cllr Karen Warrington, local ward member, spoke in favour of the application. She stated that the proposal will link the residential area to the industrial building and GPs' surgery. She felt that the height of the buildings will not be an issue due to the sloping gradient of the road. The cladding will be appropriate in a rural setting. The proposal will be a good use of a brownfield site as there is no appetite for commercial use in the area. The proposal will provide much needed 3 bedroomed residential properties and will be of superior quality with environmentally friendly credentials. She also pointed out that the Parish Council support the development.

The Case Officer then responded to questions as follows:

- It would be difficult to ensure that the homes are provided only for local people.
- Officers are confident that if the Committee refused the application then the position would be defensible at appeal.
- The topography of the land is sloping. The GP surgery is 8.5m high and the new dwellings would be 9.4m high.

Cllr Jackson moved the officer recommendation to refuse for the reasons set out in the report. She felt that the two front dwellings are too high and would be overbearing in this rural location. This was seconded by Cllr Craig.

Cllr Hounsell stated that he felt that the proposed development would fit in well with the local street scene. The slope of the land mitigates any concerns regarding building heights and the plans represent a good use of the space. He also noted that there have been no objections from local residents.

Cllr Rigby stated that, on balance, she supported the application because she felt that the gain of five houses in this location outweighs any issues with the design.

Cllr Davis felt that due to the slope of the land the houses would not be too intrusive in this location.

Cllr Hodge stated that she felt an improved design could be achieved which would address concerns regarding building heights and dormer windows.

The motion was put to the vote and there were 3 votes in favour and 7 votes against. The motion was therefore LOST.

Cllr Rigby then moved that the Committee delegate to permit the application subject

to conditions for the following reasons:

- The proposal will provide a link between residential and commercial developments.
- The buildings are not considered to be overbearing due to the topography of the land.
- The proposal is not harmful or detrimental to the local area.

This was seconded by Cllr Hounsell.

The motion was put to the vote and it was RESOLVED by 7 votes in favour and 3 votes against to DELGATE TO PERMIT the application for the reasons set out above, subject to conditions.

Item No. 3

Application No. 19/01685/FUL

Site Location: Parcel 3512, Bristol Road, Paulton – Development of café and therapy rooms at mezzanine floor level with associated new access, external seating area and car parking.

The Case Officer reported on the application and her recommendation to refuse. She informed the Committee that a letter of support has been received from the Chair of Paulton Parish Council. She also informed the Committee that Policy CP12 should be included in the policy list set out in the report and also in the first reason for refusal. There were also two additional plans that should be added to the plans list.

The agent and Cllr Shelley Bromley spoke in favour of the application.

Cllr Liz Hardman, local ward member, spoke in favour of the application. She was supportive provided that the mezzanine floor in the barn is regularised. She felt that the proposal would enhance the area and pointed out that the footprint of the building would not be increased. Parking would be available and there would be a new and improved access. She pointed out that as there would be less than substantial harm to the area then this should be weighed against the potential public benefits. There is public support for the proposal locally and a new facility would be created which would provide employment. Cllr Hardman also read out a letter of support from Paulton Parish Council.

Officers then responded to questions as follows:

- The Team Manager, Planning and Enforcement, informed the Committee that they should treat this as a totally new application as the barn has not been constructed in accordance with the approved plans. It is not a change of use application.
- He also pointed out that there are existing empty units in the centre of Paulton that could be used as a café and that there is no evidence of demand for this type of facility in this location.
- The Case Officer confirmed that there is a right of way shown on the plan.
- The applicant could, in theory, apply in future to carry out further development if required.

- The applicant can apply for a certificate of lawful use if they wish to do so, although this has no bearing on the current application before the Committee.

Cllr Craig noted that the footpath to the building is not lit and that it is not a safe walking route meaning that people are likely to use their cars when visiting the facility.

Cllr Jackson pointed out that the Parish Council supports this application and that there have been 76 letters of support. The new access would be safer than the existing one and the location would be convenient for local cyclists who may wish to use the facility.

Cllr Jackson then moved that the Committee delegate to permit the application subject to conditions, for the following reasons:

- The Parish Council supports the application.
- The development will benefit the local economy and will create jobs.
- There is widespread local support for the application.
- The overall improvement to the highway access and the economic benefits outweigh any potential harm.

The motion was seconded by Cllr MacFie.

The Legal Advisor stated that the application site is within a Conservation Area and any development must therefore conserve or enhance the area. The level of harm has been assessed by the Case Officer as “less than substantial” but members must still take this into account.

Cllr Hounsell pointed out that decisions must be “plan-led” and noted that this application would contravene the plans and policies in place and would therefore be inappropriate.

Cllr Jackson pointed out that there are also policies in place to reduce commuting.

Cllr Rigby noted that this is not a small change and that it must be considered as a new proposal. Whilst she supported the provision of more jobs locally, development should be in the village settlement. She felt that the road which people would have to use to access the facility is not a safe walking route.

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

Cllr Rigby then moved the officer recommendation for refusal. This was seconded by Cllr Davis.

The motion was put to the vote and it was RESOLVED by 8 votes in favour and 2 against to REFUSE the application for the reasons set out in the report.

Item No. 4

Application No. 19/01961/FUL

Site Location: 47 Lymore Avenue, Twerton, Bath, BA2 1BB – Change of use from 4 bedroom house in multiple occupation (use class C4) to 7 bedroom house in multiple occupation (Sui Generis). Erection of a two storey rear extension and single storey side extension following demolition of existing extension.

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

A local resident spoke against the application.

The agent spoke in favour of the application.

Cllr Dine Romero, local ward member, spoke against the application. She highlighted the negative impact on infrastructure in the area. An increasing number of HMO properties results in fewer families living in the area which will negatively impact on local schools as they will have fewer pupils. In some areas streets are unoccupied at certain times of the year due to being mainly student accommodation. This is detrimental to the local amenity.

Cllr Paul Crossley, local ward member, spoke against the application. He stated that the increase in size of this HMO could set a precedent. The proposed extension is too large and car parking is also an issue in this area. It would create a loss of amenity for local families and could lead to an increase of HMO properties in the area making it more difficult for families to purchase property in the local area. The application represents overdevelopment and will also lead to the loss of a parking space in a street where parking is already difficult.

The Case Officer responded to questions as follows:

- Any condition relating to a planning application relates to the property and not the person.
- The Team Manager, Planning and Enforcement, explained that a planning condition can limit the number of unrelated occupants for an HMO property. If this application were approved then it would mean an increase of one resident i.e. up to 7 unrelated occupants. If the landlord exceeds this number then it would be a breach of planning permission which could be addressed by the Enforcement Team. The Licensing Team also has a role in enforcing penalties if there are breaches of the HMO Licence conditions. He confirmed that the Council has taken action in respect of 2 HMOs in the area that had breached their conditions.
- The Highways Officer confirmed that the applicant would be able to provide parking spaces at the property.
- The Team Manager, Planning and Enforcement, explained that previous noise complaints are not a material planning consideration but that the effect on residential amenity can be considered. The Committee should consider the effect of one additional resident at the HMO.
- The HMO thresholds relate to change of use applications from C3 dwellings to C4 HMOs and are not relevant in this case as the property concerned is already an HMO.

Cllr Hounsell felt that an additional resident would lead to increased noise which could negatively affect the health and wellbeing of neighbours. He noted that complaints have been received in the past and he felt that approval of the application would be detrimental to the amenity of local residents.

Cllr Rigby noted that the actual change resulting from the extension was likely to be an increase from 4 to 7 residents. She felt that the concerns expressed by neighbours are valid. She stated that the application represents overdevelopment of the site and will result in a loss of amenity to local residents. She pointed out that the new extension would be a brick construction which would result in a less open appearance than the existing conservatory.

Cllr Davis acknowledged the concerns raised by neighbours but felt that the application should be approved providing the number of residents was limited to 7 and that car parking is included. She moved the officer recommendation to permit.

Cllr Jackson seconded the motion and stated that any potential noise and nuisance should be dealt with by the necessary authorities as these issues are not planning considerations.

The motion was put to the vote and there were 2 votes in favour, 7 against and 1 abstention. The motion was therefore LOST.

Cllr Rigby then moved that the application be refused on the following grounds:

- Loss of residential amenity due to increased noise and traffic.
- Overdevelopment of the site.
- Loss of a parking space.

This was seconded by Cllr Craig.

The Team Manager, Planning and Enforcement, advised members to think carefully about making a decision to refuse this application in the light of previous appeal decisions. He explained that the application could be deferred until the next meeting if necessary.

Cllr Davis suggested that the application could be deferred to give time to clarify the parking situation and pointed out that the Committee must take into account the relevant planning policies.

Cllr MacFie stated that he had considered all the relevant facts and was of the opinion that the application should be refused.

Cllr Hounsell stated that the loss of amenity should be given weight.

Cllr Rigby felt that, on balance, there were sufficient planning grounds to refuse the application.

The motion was put to the vote and it was RESOLVED by 5 votes in favour, 4 votes against and 1 abstention to REFUSE the application on the following grounds:

- Loss of residential amenity due to increased noise and traffic.
- Overdevelopment of the site.
- Loss of a parking space.

Item No. 5

Application No. 19/02674/OUT

Site Location: 154 Charlton Road, Keynsham, BS31 2LG – Erection of 1 two storey, two-bed dwelling attached to existing house with two allocated parking spaces. (Outline application with all matters reserved).

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

The agent spoke in favour of the application.

Cllr Simmons, local ward member, stated that the application represents overdevelopment. It is also located too close to the edge of the footpath.

Cllr Clarke, local ward member, stated that he had no objections to this development.

Cllr Hounsell stated that there was space for a dwelling on this site and pointed out that the application is only at the outline stage so further details will be submitted in due course.

Cllr Davis moved the officer recommendation to permit. This was seconded by Cllr Clarke.

The motion was put to the vote and it was RESOLVED by 9 votes in favour and 1 abstention to PERMIT the application subject to the conditions set out in the report.

Item Nos. 6, 7 and 8

Application Nos. 19/02946/FUL, 19/02942/LBA, 19/02947/AR

Site Location: Former NatWest Bank, 26 High Street, Keynsham, BS31 1DW – Change of use from bank (Use Class A2) to a day nursery (Use Class D1) and associated works. Internal and external alterations for the change of use from bank to a day nursery and associated works and installation 1 fascia sign and 1 hanging sign on main (eastern) elevation. Erection of 1 non-illuminated fascia sign and 1 non-illuminated hanging sign on main (eastern) elevation.

The Case Officer reported on the applications and her recommendations to permit and consent.

The agent spoke in favour of the applications.

Cllr Simmons, local ward member, spoke against the applications. He did not feel that the location is suitable for a nursery as it is on a main road. He felt that people would be likely to park on double yellow lines in front of the building and also expressed concerns about increased levels of pollution in the town centre. He also questioned the viability of another nursery in the area.

(Note: Cllr Simmons then left the meeting having declared a non-pecuniary interest in these applications).

Cllr Clarke, local ward member, stated that he supported the application as it would improve this dilapidated site and bring the building back into use. He believed that any drop-off and parking issues can be overcome.

Officers then responded to questions as follows:

- The Highways Officer confirmed that Civil Enforcement Officers would be able to deal with any parking violations. There are adequate traffic regulation orders and town centre car parks in this location.
- The Case Officer confirmed that there will be a large reception area at the front of the nursery where children can be supervised until their parents collect them.
- The hours of use for the nursery will be 7am – 7pm Monday to Friday and the nursery will be closed on Saturday, Sunday and Bank Holidays.
- There are likely to be a mix of drop-off times as some parents will leave children at the nursery for a full day and others for a few hours.
- There will be a condition requiring the submission of a Travel Plan prior to occupation.
- If any changes subsequently need to be made following the required Ofsted inspection then this will be dealt with by a new application or by discharge of a condition.

Cllr Hounsell supported the applications and felt that it would be a positive step to bring the building back into use.

Cllr Davis moved that the Committee delegate to permit application number 19/02946/FUL and to delegate to consent to applications 19/02942/LBA and 19/02947/AR. This was seconded by Cllr Jackson.

The motion was put to the vote and it was RESOLVED unanimously to DELEGATE TO PERMIT application number 19/02946/FUL and to DELEGATE TO CONSENT to application numbers 19/02942/LBA and 19/02947/AR.

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

The Committee considered the appeals report. Cllr Jackson congratulated the officers on the excellent performance.

RESOLVED to NOTE the report.

The meeting ended at 5.03 pm

Chair

Date Confirmed and Signed
Prepared by Democratic Services

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BATH AND NORTH EAST SOMERSET COUNCIL

Planning Committee

Date 28th August 2019

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

ITEM

ITEMS FOR PLANNING PERMISSION

Item No.	Application No.	Address
1	18/00201/FUL	Food Machinery 2000 Comfortable Place Kingsmead Bath BA1 3AJ

Condition 2 (Construction Management Plan) is amended to require measures for the minimisation and recycling of construction waste. The amended condition states:

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.

This shall include details of the following:

- 1. Deliveries (including storage arrangements and timings);*
- 2. Contractor parking;*
- 3. Traffic management;*
- 4. Working hours;*
- 5. Site opening times;*
- 6. Wheel wash facilities;*
- 7. Site compound arrangements;*
- 8. Measures for the control of dust;*
- 9. Measures for the minimisation and recycling of construction waste;*

The construction of the development shall thereafter be undertaken in accordance with the approved details.

Reason: To ensure that safe operation of the highway and in the interests of protecting residential amenity in accordance with policies D6 and ST7 of the Bath and North East Somerset Placemaking Plan. This is a pre-commencement condition because any initial

Item No.	Application No.	Address
3	19/01685/FUL	Parcel 3512 Bristol Road Paulton BRISTOL

Following the update to the description of the proposal and the necessary re consultation in respect of this application a total number of 127 letters have been received in respect of this application.

The total number of comments supporting this proposal being 125 The additional comments received have not raised any further issues than those stated in the main report.

The following comments have been received from consultees following re consultation:

PARISH COUNCIL-

Support with the same comments previously submitted to B&NES on 29th May 2019 - The Parish Council supports the application in principle however preferred materials are required. It is requested that a condition is put on the application for the applicant to produce materials for approval and that the unauthorised mezzanine is regularised.

PROW Confirmed no further comments.

Drainage- No objection. Previous comments dated 30 April still valid.

LANDSCAPE

A revised layout landscaping plan (20190725_165 has been submitted.

This now includes a native species hedge around the north eastern and south eastern boundaries of the proposed 13 space car park the latter omits a note which was not relevant to the proposals and appeared to be a cut and paste error.

For the reasons stated in my previous response I continue to consider that the development proposals would be likely to be detrimental to the special character and appearance of the conservation area, local landscape character, local features, local distinctiveness and views.

While the additional hedge proposed would help to screen and filter views of the proposed car park from the north east and south east it would not adequately mitigate the adverse landscape impact of the proposed development as a whole on landscape character, local distinctiveness, features and views.

I also continue to consider that the proposed development as a whole would neither conserve the special character and appearance of the conservation area; nor would it conserve and enhance the landscape setting of the settlement of Paulton.

I therefore continue to consider that the proposed development would have a significant adverse impact on landscape and that this adverse impact would not been adequately mitigated.

As a consequence I continue to object to the development proposals.

POLICY

It is understood that the existing building is unauthorised and therefore, the application is being considered as a new building within the open countryside. The comments are revised as follows;

As this application is being considered as a new building policy RE.6 no longer applies.

Policy RE.1 relates to employment uses in the countryside. As the site sits outside of the housing development boundary policy RE.1 applies. The policy states the following

Proposals for employment uses in the countryside outside the scope of Core Strategy Policies RA1 and RA2 will be permitted providing they are consistent with all other relevant policies, and involves:

- i) *replacement of existing buildings;*

In this case the revised description includes the provision of a new building within the open countryside. Therefore the proposal is contrary to policy RE.1 of the Placemaking Plan.

HIGHWAYS- it is also noted that an updated Site Plan, Drawing 20190725-165-R00-SG, has been submitted. My further highways comments are as follows:

Earlier comments identified concerns regarding the use of loose materials within the car park area, and that there was a need to ensure that this material was not drawn onto the public highway. Having reviewed the submitted plans, it is still not absolutely clear what surface materials will be used in the different parts of the car park. An area of bound surfacing would be required at the site access, and this does not appear to be shown. Any planning approval would need to secure the access design, including an agreement of the surfacing areas. In addition, the closure of the existing vehicular access would need to be secured. All highway works would need to be undertaken as part of an appropriate highways licence or agreement.

The highway authority maintains the earlier objection to the planning application for sustainability reasons.

In the light of the additional/updated comments made the recommendation remains to refuse this application.

AMENDED PLANS LIST

16 Apr 2019 R00_SG PROPOSED BIKE RACK ELEVATIONS
16 Apr 2019 R00_SG(1) ROOF PLANS
Apr 2019 R01_SG PROPOSED BIKE RACK LAYOUT PLAN
16 Apr 2019 R01_SG TOPOGRAPHICAL SURVEY 2
Apr 2019 R01_SG(1) EXISTING BARN ELEVATIONS
Apr 2019 R01_SG(1) EXISTING BARN FLOOR PLANS

16 Apr 2019 R02_SG TOPOGRAPHICAL SURVEY
16 Apr 2019 Drawing 16 Apr 2019 R02_SG(1) PROPOSED BARN FLOOR PLANS
16 Apr 2019 R03_SG BLOCK PLAN
16 Apr 2019 OS Extract R02_SG SITE LOCATION PLAN Public

25.07.2019 layout plan (20190725_165_bristol-rd_proposed-planting-plan-car-park-area-r01_SG)
19.07.2019 proposed Landscape Plan 20190719_165_bristol-rd_proposed-landscape-plan-r01_SG

The wording of condition 2 should be amended as follows:

2 The proposal by virtue of the size and design of the proposed building and the provision of the associated car park fails to **preserve** or enhance the character of the surrounding Conservation Area and detracts from the landscape setting of the area. The proposal is therefore contrary to Policy HE1 and Policies NE2 and NE2A of the Bath and North East Somerset Placemaking Plan (2017) and the provisions of the National Planning Policy Framework (2019).

4	19/01961/FUL	47 Lymore Avenue Twerton Bath BA2 1BB
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The applicant has agreed to a compliance condition restricting the occupancy of the HMO to 7 unrelated occupants. The applicant, Mr Olly Barkley, has indicated that he has no intention of providing occupancy of over 7 people.

The proposed condition recommended by the case officer is as follows:

Occupancy (Compliance)

The development hereby permitted shall not be occupied by more than seven unrelated occupants unless a further planning permission has been granted.

Reason: An increase in the number of occupants would need further consideration by the Local Planning Authority with regard to residential amenity, parking and highway safety, in accordance with policies D6 and ST7 of the Bath and North East Somerset Placemaking Plan.

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 28 AUGUST 2019

MAIN PLANS LIST			
ITEM NO.	SITE NAME	SPEAKER	FOR/AGAINST
1	Food Machinery 200 Ltd, Comfortable Place, Kingsmead, Bath, BA1 3AJ	Robert Gillespie (Agent)	For
2	Employment Building Unit 2, Bell Lane, Chew Stoke	Lee Wright (Agent)	For
		Cllr Karen Warrington (Local Ward Member)	For
3	Parcel 3512, Bristol Road, Paulton	Roland Billington (Agent)	For (To share 3 minutes)
		Cllr Shelley Bromley	
		Cllr Liz Hardman (Local Ward Member)	For
4	47 Lymore Avenue, Twerton, Bath, BA2 1BB	Sarah Swash	Against
		John Thompson (Agent)	For
		Cllr Dine Romero (Local Ward Member)	Against
		Cllr Paul Crossley (Local Ward Member)	Against
5	154 Charlton Road, Keynsham, BS31 2LG	Stuart Waters (Agent)	For

6, 7 & 8	Former NatWest Bank, 26 High Street, Keynsham, BS31 1DW	Matthew Pearson (Agent)	For (9 minutes)
[Redacted]			

BATH AND NORTH EAST SOMERSET COUNCIL
PLANNING COMMITTEE
28th August 2019
DECISIONS

Item No:	01	
Application No:	18/00201/FUL	
Site Location:	Food Machinery 2000 Ltd, Comfortable Place, Kingsmead, Bath	
Ward: Kingsmead	Parish: N/A	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of 25 flats with cycle storage and car parking, refuse store, footpath linkage, revised access arrangements, landscaping and associated works, following demolition of 2 x 2 bed flats and 180m2 of office space.	
Constraints:	Article 4 Bath Demolition Wall, Article 4 Reg 7: Estate Agent, Article 4 HMO, Agric Land Class 3b,4,5, Policy B1 Bath Enterprise Zone, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, British Waterways Major and EIA, British Waterways Minor and Householders, Conservation Area, Contaminated Land, 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 Sean Kelly	
Expiry Date:	4th September 2019	
Case Officer:	Chris Griggs-Trevarthen	

DECISION Delegate to PERMIT subject to applicant entering into S106 Agreement.

Item No:	02	
Application No:	19/01427/RES	
Site Location:	Employment Building Unit 2, Bell Lane, Chew Stoke, Bristol	
Ward: Chew Valley	Parish: Chew Stoke	LB Grade: N/A
Application Type:	PI Permission (ApprovalReserved Matters)	
Proposal:	Approval of reserved matters with regard to outline application 17/05325/OUT (Residential development of 5 dwellings and associated car parking and reorganisation of car parking for adjacent commercial premises).	
Constraints:	Bristol Airport Safeguarding, Agric Land Class 1,2,3a, Coal - Standing Advice Area, Contaminated Land, Policy CP8 Green Belt, Policy CP9	

PLEASE NOTE: The Outline Planning Application was not an Environmental Impact Assessment Application.

Affordable Housing Zones, Policy GDS1 Site Allocations, 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 & Aerodrome,

Applicant: Rural Adventure Limited

Expiry Date: 31st August 2019

Case Officer: Chloe Buckingham

DECISION Delegate to Permit subject to conditions

Item No: 03

Application No: 19/01685/FUL

Site Location: Parcel 3512, Bristol Road, Paulton, Bristol

Ward: Paulton

Parish: Paulton

LB Grade: N/A

Application Type: Full Application

Proposal: Development of cafe and therapy rooms at mezzanine floor level with associated new access, external seating area and car parking.

Constraints: Agric Land Class 1,2,3a, Coal - Standing Advice Area, Conservation Area, Policy CP9 Affordable Housing Zones, Policy NE2A Landscapes and the green set, Policy PCS6 Unstable Land-Coal Mining Le, SSSI - Impact Risk Zones,

Applicant: Ms Leigh Montgomery

Expiry Date: 11th June 2019

Case Officer: Christine Moorfield

DECISION REFUSE

1 The proposal will result in development outside of any settlement boundary, contrary to policies DW1 and SV1 of the Core Strategy and policies RE1, CP12, CR1 and CR2 of the Bath and North East Somerset Placemaking Plan (2017) and the provisions of the National Planning Policy Framework (2019).

2 The proposal by virtue of the size and design of the proposed building and the provision of the associated car park fails to preserve or enhance the character of the surrounding Conservation Area and detracts from the landscape setting of the area. The proposal is therefore contrary to Policy HE1 and Policies NE2 and NE2A of the Bath and North East Somerset Placemaking Plan (2017) and the provisions of the National Planning Policy Framework (2019).

3 The site is located where it is not served by a footway along this part of Bristol Road. This could lead to harm to pedestrian safety and lead to a significant dependence on car

use to access the development and therefore, the proposed use of the site conflicts with Policy ST.1 of the Bath and North East Somerset Placemaking Plan (2017).

PLANS LIST:

16 Apr 2019 R00_SG PROPOSED BIKE RACK ELEVATIONS
16 Apr 2019 R00_SG(1) ROOF PLANS
16 Apr 2019 R01_SG PROPOSED BIKE RACK LAYOUT PLAN
16 Apr 2019 R01_SG TOPOGRAPHICAL SURVEY 2
16 Apr 2019 R01_SG(1) EXISTING BARN ELEVATIONS
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16 Apr 2019 R02_SG TOPOGRAPHICAL SURVEY
16 Apr 2019 Drawing 16 Apr 2019 R02_SG(1) PROPOSED BARN FLOOR PLANS
16 Apr 2019 R03_SG BLOCK PLAN
16 Apr 2019 OS Extract R02_SG SITE LOCATION PLAN Public
25 Jul 2019 layout plan (20190725_165_bristol-rd_proposed-planting-plancarpark-area-r001_SG)
22.Jul 2019 proposed Landscape Plan 20190719_165_bristol-rd_proposedlandscape-plan-r01_SG
16 Apr 2019 Plan R02-SG(1) Proposed barn elevations

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 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:	04
Application No:	19/01961/FUL
Site Location:	47 Lymore Avenue, Twerton, Bath, Bath And North East Somerset
Ward: Southdown	Parish: N/A LB Grade: N/A
Application Type:	Full Application
Proposal:	Change of use from 4-bedroom house in multiple occupation (Use Class C4) to 7-bedroom house in multiple occupation (Sui Generis). Erection of a two storey rear extension and single storey side extension following demolition of existing extension
Constraints:	Article 4 HMO, Agric Land Class 3b,4,5, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, Policy CP9 Affordable Housing Zones, HMO Stage 1 Test Area (Stage 2 Test Req), MOD Safeguarded Areas, SSSI - Impact Risk Zones,
Applicant:	Mr Olly Barkley
Expiry Date:	8th July 2019
Case Officer:	Dominic Battrick

DECISION Application Withdrawn

Item No:	05
Application No:	19/02674/OUT
Site Location:	154 Charlton Road, Keynsham, Bristol, Bath And North East Somerset
Ward: Keynsham North	Parish: Keynsham Town Council LB Grade: N/A
Application Type:	Outline Application
Proposal:	Erection of 1 no. two-storey, two-bed dwelling attached to existing house with two allocated parking spaces (Outline application with all matters reserved).
Constraints:	Bristol Airport Safeguarding, Agric Land Class 3b,4,5, Coal - Standing Advice Area, Policy CP9 Affordable Housing Zones, Housing Development Boundary, SSSI - Impact Risk Zones, Policy ST8 Safeguarded Airport & Aerodro,
Applicant:	Mr & Mrs Brain
Expiry Date:	30th August 2019
Case Officer:	Rae Mephram

DECISION PERMIT

1 Outline Time Limit (Compliance)

The development hereby approved shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the latest.

Reason: As required by Section 92 of the Town and Country Planning Act (as amended), and to avoid the accumulation of unimplemented planning permissions.

2 Reserved Matters (Pre-commencement)

Approval of the details of the appearance, means of access, landscaping, layout and scale of the proposal (hereinafter called the reserved matters) shall be obtained from the Local Planning Authority before any development is commenced.

Reason: This is an outline planning permission and these matters have been reserved for the subsequent approval of the Local Planning Authority under the provisions of Section 92 of the Town and Country Planning Act (as amended) and Parts 1 and 3 of the Development Management Procedure Order 2015.

3 Parking (Pre-occupation)

No occupation of the development shall commence until 2no. parking spaces have been provided on-site and should be retained permanently thereafter.

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

4 Bicycle Storage (Pre-occupation)

No occupation of the development shall commence until bicycle storage for at least 2no. bicycles has been provided. The bicycle storage shall be retained permanently thereafter.

Reason: To secure adequate off-street parking provision for bicycles and to promote sustainable transport use in accordance with Policy ST7 of the Placemaking Plan.

5 Water Efficiency - Rainwater Harvesting (Pre-occupation)

No occupation of the approved dwellings shall commence until rainwater harvesting or other methods of capturing rainwater for use by the residents (e.g. Water butts) has been provided.

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

6 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.

7 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:

01 Aug 2019 70939/02/101 REV A COMBINED SITE LOCATION PLAN, EXISTING AND PROPOSED BLOCK 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

Item No:	06
Application No:	19/02946/FUL
Site Location:	Former Natwest Bank, 26 High Street, Keynsham, BS31 1DW
Ward: Keynsham North	Parish: Keynsham Town Council LB Grade: II
Application Type:	Full Application
Proposal:	Change of use from bank (Use Class A2) to a day nursery (Use Class D1) and associated works
Constraints:	Agric Land Class 3b,4,5, Air Quality Management Area, Conservation Area, Policy CP12 Bath City Centre Boundary, Policy CP9 Affordable Housing Zones, Policy CR3 Primary Shopping Areas, District Heating Priority Area, Housing Development Boundary, Listed Building, Policy NE1 Green Infrastructure Network, Policy NE5 Ecological Networks, SSSI - Impact Risk Zones, Policy ST8 Safeguarded Airport & Aerodrome,
Applicant:	Cambridge Micro Applications 1985 Ltd
Expiry Date:	4th September 2019
Case Officer:	Caroline Power

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 Sound Attenuation (Compliance)

The rating level of noise emitted from any fixed plant and / or machinery associated with the development hereby approved shall not exceed background sound levels (LA90T) by more than 5dB (A). The rating level shall be determined by measurement or calculation at the boundary of the nearest noise sensitive premises or at another location that is agreed with the Local Planning Authority. The background noise level shall be expressed as an LA90 1 hour and the ambient noise levels shall be expressed as an LAeq 1 hour during the daytime [07:00-23:00] and shall be expressed as an LA90 and LAeq 5 minutes during the night [23:00-07:00].

Reason: To prevent excessive noise and protect the residential amenity of occupiers in accordance with policy PCS2 of the Bath and North East Somerset Placemaking Plan.

3 Construction Management Plan (Pre-commencement)

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

compound arrangements. The development shall thereafter be undertaken in accordance with the approved details.

Reason: To ensure that safe operation of the highway and in the interests of protecting residential amenity in accordance with 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.

4 Travel Plan (Pre-occupation)

No occupation of the development shall commence until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be operated in accordance with the approved Travel Plan.

Reason: In the interest of encouraging sustainable travel methods in accordance with Policy ST1 of the Bath and North East Somerset Local Plan.

5 Hard and Soft Landscaping (Pre-occupation)

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

Reason: To ensure the provision of an appropriate landscape setting to the development in accordance with Policies D1, D2, D4 and NE2 of the Bath and North East Somerset Placemaking Plan.

6 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.

7 No Storage Outside (Compliance)

No goods, materials, finished or unfinished products or parts, crates or refuse shall be stacked or stored outside any building on the site.

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.

8 Hours of Use (Compliance)

The use hereby approved shall not be carried on and no customer shall be served or remain on the premises outside the hours of ;
Monday-Friday-07.00- 19.00
Saturday and Sunday- Closed.

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

9 Plans List (Compliance)

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

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

PLANS LIST:

Drawing	01 Jul 2019	CPP4110.01A	EXISTING SITE LAYOUT PLANS
Drawing	01 Jul 2019	CPP4110.02A	EXISTING SITE PLAN AND ELEVATIONS
Drawing	01 Jul 2019	CPP4110.03A	PROPOSED SITE LAYOUT PLANS
Drawing	01 Jul 2019	CPP4110.04A	PROPOSED SITE PLAN ELEVATIONS AND SINAGE...
OS Extract	01 Jul 2019	CPP4110.OS-	SITE LOCATION 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 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.

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

The applicant is advised that with reference to the proposed kitchen uses, registration is required. Please use the link below:

<https://www.bathnes.gov.uk/services/environment/food-safety>

Item No:	07	
Application No:	19/02942/LBA	
Site Location:	Former Natwest Bank, 26 High Street, Keynsham, BS31 1DW	
Ward: Keynsham North	Parish: Keynsham Town Council	LB Grade: II
Application Type:	Listed Building Consent (Alts/exts)	
Proposal:	Internal and external alterations for the change of use from bank (Use Class A2) to a day nursery (Use Class D1) and associated works and installation 1no. fascia sign and 1no. hanging sign on main (eastern) elevation	
Constraints:	Agric Land Class 3b,4,5, Air Quality Management Area, Conservation Area, Policy CP12 Bath City Centre Boundary, Policy CP9 Affordable Housing Zones, Policy CR3 Primary Shopping Areas, District Heating Priority Area, Housing Development Boundary, Listed Building, Policy NE1 Green Infrastructure Network, Policy NE5 Ecological Networks, SSSI - Impact Risk Zones, Policy ST8 Safeguarded Airport & Aerodro,	
Applicant:	Cambridge Micro Applications Ltd 1985	
Expiry Date:	4th September 2019	
Case Officer:	Caroline Power	

DECISION CONSENT

1 Time Limit - Listed Building Consent (Compliance)

The works hereby approved shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

2 Joinery Details (Bespoke Trigger)

No installation of ceilings and wall finishes, new doors and skirting boards ; shall commence until full details comprising a schedule of works to the interior and 1:20 drawings; have been submitted to and approved in writing by the Local Planning Authority. Thereafter the work shall only be carried out in accordance with the approved details.

Reason: To safeguard the character and appearance of the building in accordance with Policy CP6 of the Bath and North East Somerset Core Strategy and Policy HE1 of the Bath and North East Somerset Placemaking Plan.

3 Schedule of Repairs (Bespoke Trigger)

Following removal of the paint and/or cleaning of the front elevation; in accordance with the approved plans and prior to any further works being undertaken a detailed schedule of any repair work to restore and repair the existing sash windows and reinstate missing masonry, including methods and materials to be submitted to and approved in writing by the Local Planning Authority. Thereafter the work shall only be carried out in accordance with the approved details.

Reason: To safeguard features of special architectural and historical interest and preserve the character and appearance of the building in accordance with Policy CP6 of the Bath and North East Somerset Core Strategy and Policy HE1 of the Bath and North East Somerset Placemaking Plan.

4 Mortar Mix (Bespoke Trigger)

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

Reason: To safeguard features of special architectural and historical interest and preserve the character and appearance of the building in accordance with Policy CP6 of the Bath and North East Somerset Core Strategy and Policy HE1 of the Bath and North East Somerset Placemaking Plan.

5 Joinery Details (Bespoke Trigger)

No installation of the proposed railings/balustrade to the rear single storey extension; shall commence until full details comprising 1:20 drawings; have been submitted to and approved in writing by the Local Planning Authority. Thereafter the work shall only be carried out in accordance with the approved details.

Reason: To safeguard the character and appearance of the building in accordance with Policy CP6 of the Bath and North East Somerset Core Strategy and Policy HE1 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:

Drawing	01 Jul 2019	CPP4110.01A	EXISTING SITE LAYOUT PLANS
Drawing	01 Jul 2019	CPP4110.02A	EXISTING SITE PLAN AND ELEVATIONS
Drawing	01 Jul 2019	CPP4110.03A	PROPOSED SITE LAYOUT PLANS
Drawing	01 Jul 2019	CPP4110.04A	PROPOSED SITE PLAN ELEVATIONS AND SINAGE...
OS Extract	01 Jul 2019	CPP4110.OS-	SITE LOCATION 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.

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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

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If the works of the proposal contained within the application require access scaffolding to be erected it is incumbent on all interested parties to ensure that it is undertaken adopting conservation best practice. Methods of erection which entail bolting scaffolding to the building using anchor ties will require listed building consent and are unlikely to be acceptable.

Item No:	08	
Application No:	19/02947/AR	
Site Location:	Former Natwest Bank, 26 High Street, Keynsham, BS31 1DW	
Ward: Keynsham North	Parish: Keynsham Town Council	LB Grade: II
Application Type:	Advertisement Consent	
Proposal:	Erection of 1no. non-illuminated fascia sign and 1no. non-illuminated hanging sign on main (eastern) elevation	
Constraints:	Agric Land Class 3b,4,5, Air Quality Management Area, Conservation Area, Policy CP12 Bath City Centre Boundary, Policy CP9 Affordable Housing Zones, Policy CR3 Primary Shopping Areas, District Heating Priority Area, Housing Development Boundary, Housing Development Boundary, Listed Building, Policy NE1 Green Infrastructure Network, Policy NE5 Ecological Networks, SSSI - Impact Risk Zones, Policy ST8 Safeguarded Airport & Aerodro,	
Applicant:	Cambridge Micro Applications 1985 Ltd	
Expiry Date:	4th September 2019	
Case Officer:	Caroline Power	

DECISION CONSENT

1 Standard Advertisement Conditions (Compliance)

- a. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
- b. No advertisement shall be sited or displayed so as to -
 - (i) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military)

- (ii) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air
- (iii) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
- c. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
- d. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
- e. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: These conditions are specified in the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

2 Standard Advert Time Limit

This consent shall expire at the end of a period of five years from the date of this approval.

Reason: This condition is specified in the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

3 Joinery Details (Bespoke Trigger)

No installation of the fascia and projecting sign shall commence until full details comprising of 1:20 detail drawings of the signs and bracket (to include section) have been submitted to and approved in writing by the Local Planning Authority. Thereafter the work shall only be carried out in accordance with the approved details.

Reason: To safeguard the character and appearance of the building in accordance with Policy CP6 of the Bath and North East Somerset Core Strategy and Policy HE1 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:

Drawing 01 Jul 2019 CPP4110.01A EXISTING SITE LAYOUT PLANS
Drawing 01 Jul 2019 CPP4110.02A EXISTING SITE PLAN AND ELEVATIONS
Drawing 01 Jul 2019 CPP4110.03A PROPOSED SITE LAYOUT PLANS
Drawing 01 Jul 2019 CPP4110.04A PROPOSED SITE PLAN ELEVATIONS AND SIGNAGE...
OS Extract 01 Jul 2019 CPP4110.OS- SITE LOCATION PLAN

Condition Categories

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