

PLANNING COMMITTEE

Minutes of the Meeting held

Wednesday, 26th August, 2020, 2.00 pm

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

28 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

There were no apologies for absence.

29 DECLARATIONS OF INTEREST

The following declarations were made:

- (a) Cllr Vic Clarke stated that he is a member of the Royal Society for the Protection of Birds.
- (b) Cllr Sally Davis stated that she has been involved in one of the cases listed in the appeals report and that she would leave the meeting if this was discussed.
- (c) Cllrs Hal MacFie, Matt McCabe and Manda Rigby declared interests in planning application nos. 20/02389/FUL and 20/02390/LBA – Liberal Democrats, 31 James Street West, Bath. This was due to their work for the Liberal Democrat Party. They stated that they would leave the meeting when this item was discussed and would not speak or vote.
- (d) Cllr Manda Rigby declared an interest in planning application no. 20/01893/LBA – Cleveland Bridge, Bathwick, Bath. Cllr Rigby stated that she would speak on this item as ward councillor and would then take no part in the debate and would not vote.

30 TO ANNOUNCE ANY URGENT BUSINESS AGREED BY THE CHAIRMAN

There was no urgent business.

31 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.

32 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 29 July 2020 were confirmed and signed as a correct record.

33 **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.
- Update reports by the Head of Planning on items 1, 2, 5, 7 and 8 attached as *Appendices 1, 2 and 3* to these minutes.
- Oral statements by members of the public and representatives. A copy of the speakers' list is attached as *Appendix 4* 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 5* to these minutes.

Item No. 1

Application No. 18/01516/REG04

Site Location: Land to the rear of 89 – 123 Englishcombe Lane, Bath – Development of 37 residential dwellings (Use Class C3, including affordable housing), vehicular and pedestrian access, open space, landscaping, drainage, related infrastructure and engineering works.

The Case Officer reported on the application and her recommendation to permit. She provided clarification that the biodiversity net gain figure in the report should read 64.9% rather than 130%. This was due to an error in the net gain metric spreadsheet.

Four local residents spoke against the application.

The Agent and the Head of Housing for B&NES Council spoke in favour of the application.

Cllr Jess David, local ward member, spoke against the application. She pointed out that this is a designated site of nature conservation interest. She did not feel that the application adequately addressed the issues and challenges of the site. Fundamentally it had not met requirements to mitigate harm to onsite ecology, and, in an effort to deal with its ecological features, has resulted in a proposed development that makes too many compromises for existing and future residents. The net gain forecast only refers to grassland and not wetland habitat. The design is not appropriate for the area. There could be a risk of flooding in the future. Pedestrian access was also a concern along with additional traffic and parking in the area.

Officers then responded to questions as follows:

- The Case Officer confirmed that the tufa flush was not included in the net gain figure for biodiversity.
- The net gain figure is a different consideration from the compensation strategy and covers all biodiversity. A strategy is in place to replace the tufa flushes. DEFRA sets the net gain calculation. The ecologist is comfortable

with the net gain figure quoted.

- There would be a single pedestrian access to the site due to the need to provide more landscaping.
- The Highways Officer confirmed that the revised access is now more suitable and contains a vehicle crossover, which is the highway authority's preferred option. This gives priority to pedestrians and is considered to be safe. Large vehicles and cars can also pass each other and the 1.5m distance is sufficient for wheelchair users.
- A geological specialist at Bath University is satisfied that the tufa flush can be established on the Pennyquick site. However, it is not possible to be 100% certain that this can be completely replicated as there is no precedent. A clear strategy is in place for this work.
- Even if some work has started on site this does not affect the decision on whether to grant planning permission. The Team Manager explained that there have been no reports of construction or development work on site, only some preparation for the potential ecological translocation work.
- The Case Officer confirmed that this site has been allocated for development.
- There are currently 5 tufa flushes and 50% of the main flush would be retained on site, although the quality may be uncertain.
- Drainage on the Northern boundary would be dealt with by catch fill tanks and pipes would then remove water from the site. Most surface water flows through the centre of the site. The site slopes from South to North. On the Southern boundary there would be stability drains which would act as pits to control the flow of water. Water would be captured and released in a controlled manner and this has worked well on other sites. The drainage objectives have been satisfied. There would be an ongoing contribution as part of the site management arrangement secured through a S106 Agreement which would include drainage works.
- The Case Officer confirmed that a report from the hydrologist had not yet been received but explained that this could be secured by condition.
- Of the 30% affordable housing to be secured through a S106 Agreement, 75% would be for social rent and 25% would be intermediate (e.g. shared ownership).

Cllr Hounsell noted that the principle of development on this site has been established. Officers were satisfied that the drainage situation would be improved and that there would, overall, be an ecological gain. The Pennyquick site is considered to be a suitable mitigation site to address the ecological issues and is four times larger than the present site. The application will also provide additional affordable and social housing. He moved the officer recommendation to permit. This was seconded by Cllr Davis.

Cllr Craig stated that the site had been allocated for housing 20 years ago and was originally grazed pastureland. There was now more awareness of the ecological importance of the site and she would prefer it to be removed from the local plan and to become a protected site. She did not believe that the provision of 17 additional houses justified the risk of tufa site loss.

Cllr Rigby also expressed concerns about the ecological mitigation strategy. She noted that just because the new site is larger does not mean that it will be successful. She also had concerns about drainage on the site and the fact that

future residents would have the upkeep passed onto them. She accepted that the principle of housing on this site had been agreed but stated that the current design does not have to be approved. She felt that the benefits of providing additional housing on this site would not outweigh the harm caused.

The Team Manager, Development Management, explained that a management company dealing with payment for services is not unusual and that companies are often formed for new developments. Charges would be capped, especially for those residents living in affordable housing.

Cllr Jackson stated that management companies are not always set up and this cannot necessarily be conditioned. She felt that the application should be refused due to poor design and she also had concerns about the mitigation site.

Cllr Davis acknowledged that this was a very difficult decision which involved a fine balance between ecology mitigation and housing provision.

Cllr Hodge did not support the proposal. She noted that the Conservation and Landscape Officers did not feel that the application was acceptable. The site has been designated as a Site of Nature Conservation Interest (SNCI) which gives it some legal protection and she felt that the development would be contrary to Policy NE3. The ecologist had stated that there would be harm to the SNCI and there was a lack of certainty regarding the effectiveness of the mitigation scheme.

Cllr MacFie stated that this was a very difficult decision but acknowledged that the site was designated as an area for development. If the tufa flush proposals are effective then a larger nature reserve would be created at the Pennyquick site. He stated that he would like a condition that the custodians of the Pennyquick site are required to recreate a satisfactory tufa.

Cllr Craig noted that the site is high risk and that something could go wrong. The land also contains other wildlife as well as the tufa flushes. She was concerned that this would set a precedent that it was acceptable to develop on an SNCI site.

Cllr Rigby pointed out that it was not just the Council Ecologist that had concerns about the development. The Conservation Officer and Urban Design Officer had also raised objections. The development would damage the ecology in the area and there was no guarantee that the ecology mitigation scheme would work. The design was also poor.

Cllr McCabe stated that all development on greenfield sites would cause harm. He was hopeful that the mitigation plans would be successful. The net gain for biodiversity was 64.9%. The new site would be four times as large as the existing site. Not all development could be prevented, and it was important to ensure that the necessary mitigation measures were taken. The principle of building on this site has been established.

The motion was put to the vote and it was RESOLVED by 5 votes in favour and 4 against to PERMIT the application subject to the conditions and completion of a S106 Agreement as set out in the report.

(Note: Cllr Eleanor Jackson lost connection to the meeting for part of this item and

was therefore unable to vote).

Item Nos. 2 and 3

Application Nos.: 19/04933/FUL and 19/04934/LBA

Site Location: Royal National Hospital for Rheumatic Diseases, Upper Borough Walls, Bath – Change of use from hospital (Use Class D1) to 164 bedroom hotel (Use Class C1) and 66sq m of restaurant/café (Use Class A3); to include publicly accessible restaurant, health spa, bar, lounge/meeting spaces at ground and first floor; external alterations to East Wing roof including removal of lift room and flu, demolition and replacement of roof top plant area and extension to existing pitched roof; demolition and replacement of modern infill development to south elevation and new infill development to north elevation of the East Wing internal courtyard and new glazed roof to spa area; removal of modern external staircase to rear of West Wing and replacement infill development and glazed link to new extension; demolition and replacement of 3rd storey extension to West Wing; alterations to the roof of West Wing; including new lift shaft and plant screen; erection of 3.5 storey extension to rear of West Wing with glazed link/conservatory space; removal of two trees and replacement tree planting; landscaping and associated works.

Listed Building Consent: Internal and external alterations associated with proposed conversion to hotel (Use Class C1); demolition and replacement of modern infill extension, new glazed roof and new infill development of northern elevation to internal courtyard of East Wing; alterations to the roof of East and West Wings; removal of external staircase to West Wing and replacement with glazed link to new extension and replacement infill development; abutment of new glazed structure with West Wing chapel south wall; demolition and replacement of 3rd floor extension and replacement infill development; abutment of new glazed structure with west wing chapel south wall; demolition and replacement of 3rd floor extension to West Wing and additional plant screen and lift overrun to West Wing roof; partial demolition of the boundary wall on Parsonage Lane; construction of replacement glass screen to main internal ground floor lobby of West Wing; changes to internal layout and consequential changes to internal partitions and other fabric.

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

Three objectors spoke against the application.

The agent and a representative from Bath Preservation Trust spoke in favour of the application.

Cllr Jackson moved that consideration of the application be deferred pending a site visit. This was seconded by Cllr MacFie.

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

Item No. 4

Application No. 19/05165/ERES

Site Location: Western Riverside Development Area, Midland Road, Westmoreland, Bath – Approval of reserved matters (scale, appearance and landscaping), pursuant to outline application 06/01733/EOUT for the erection of 2 five storey buildings comprising 290 student bedrooms (Sui Generis); retail floorspace (Class A1); bin and cycle stores, plant rooms and associated landscaping works.

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

A representative from Bath Preservation Trust spoke against the application.

The agent spoke in favour of the application.

Cllr June Player, Local Ward Member, spoke against the application. She expressed concern regarding the impact of additional student accommodation in this area. She pointed out that this was one of the main gateways into Bath and that it was important to prevent the Lower Bristol Road being filled with monotonous developments. She stated that the proposed buildings were too tall and that the materials were not appropriate for the area. She felt that a tunnelling effect would be created.

The Case Officer responded to questions as follows:

- The application was for the approval of reserved matters and there was no scope to reconsider the issue of viability.
- The applicant has already made some amendments to the original plans in order to move the building line. The building would be 7-8m back from the pavement edge which would enable sufficient space for social distancing.
- There are five issues that can be considered under a reserved matters application. Access, layout, scale, appearance and landscaping. The location of the proposed buildings has already been approved.
- The student accommodation buildings at Twerton Mills are 4 storey with a pitched roof form, the Unite student accommodation is 4 storey with a variety of roof forms and the Spring Wharf student accommodation is 4, 5 and 6 storey.
- The proposed development at Pinesgate would have consisted of 2 two buildings of 6 and 7 storeys but the permission has now expired.

Cllr Hodge expressed concern that the principle of this development had been agreed 10 years ago and the situation has now changed. She moved that permission be refused for the following reasons:

- Scale and massing.
- Inappropriate design and materials.
- Failure to respond to the local context.
- Detrimental impact on the World Heritage Site.
- The application is contrary to policies B4, D1, D2, D3 and D5.

Cllr Hodge stated that the proposed buildings exceeded appropriate height limits for

this area. She also noted that the development would be constructed of red brick and would be large and dominant in this location which would result in a negative impact.

Cllr Jackson stated that the building would be very dominant and that the design would not be appropriate in this location. She was not opposed to development on the site; however, this particular design would be too bulky.

Cllr Hughes expressed concerns about the impact of the building on the local landscape and felt that the design would be out of place on the Lower Bristol Road.

Cllr MacFie stated that the red bricks were not appropriate in this area and that the building was too large.

The motion was put to the vote and it was RESOLVED by 9 votes in favour and 1 abstention to DELEGATE TO REFUSE the application for the reasons set out above.

Item No. 5

Application No. 20/01893/LBA

Site Location: Cleveland Bridge, Bathwick, Bath – The refurbishment, repair and strengthening of a Grade II* listed structure.

The Case Officer reported on the application and her recommendation to consent. She pointed out an amendment to one of the conditions which would require the developer to come back with phasing for the proposals as well as details of materials.

A representative of Pulteney Estates Residents' Association, Cleveland Bridge Residents and the Federation of Bath Residents' Associations spoke against the application.

Cllr Yuktेशwar Kumar, local ward member, spoke against the application. He requested that the Committee visit the site. He noted that the bridge is one of the finest buildings in Bath and stated that not enough information had been provided to enable the Committee to make a decision. Consideration should be given to the preservation of heritage assets and the bridge should not be repaired without giving some consideration to the environment.

Cllr Tom Davies, local ward member, spoke against the application. He asked the Committee to defer a decision on this application as there was insufficient information available to justify the scale of works that are proposed. It was vital to preserve this asset and to consider whether to focus on long-term conservation or to gear the repairs towards allowing large HGVs to cross the bridge. S16 of the NPPF states that an asset such as this is an irreplaceable resource. Long term use of the bridge must be considered. Damage by HGVs and future use must be taken into account. The current weight limit should be retained in order to protect this valuable asset.

Cllr Manda Rigby, local ward member, spoke against the application. She felt that there was not enough information provided in the report to ascertain whether the criteria required under the 1990 Listed Buildings Act have been fulfilled. The water

ingress causing damage is partly due to vehicles using the bridge and the life of the bridge is dependent on what use it is put to. The proposed repair is not like for like. Historic England should be reconsulted. A site visit would be helpful to avoid errors and omissions. The work was not scheduled to start until next Spring and so a site visit would not cause a problematic delay.

(Note: Having spoken as local ward member, Cllr Rigby then switched off her audio and video functions, took no part in the debate and did not vote on this application).

Cllr Craig stated that she would prefer to make a decision based on all relevant information. She moved that consideration of the application be deferred pending a site visit. This was seconded by Cllr Hodge.

The Committee asked for further information on the following matters:

- 2012 Departure from Standards document.
- 2014 and 2017 Engineering Assessments.
- Details of whether a planning application is required as well as a listed building consent application.
- Clarification of highways issues including the scope and remit of this Committee.
- Clarification of whether damage is being caused to the bridge by lorries or by water ingress/rusting and whether lorries using the bridge would cause damage in the future.
- Impact of air pollution on the bridge.
- Ecology issues.

The motion was put to the vote and it was RESOLVED by 8 votes in favour and 1 abstention to DEFER consideration of the application pending a SITE VISIT.

Item No. 6

Application No. 20/01965/FUL

Site Location: 2 Uplands Drive, Saltford, BS31 3JH – Erection of outbuilding/garden room to rear garden.

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

The Case Officer and Team Manager then responded to questions as follows:

- The wildlife corridor referred to in the officer report relates to the rear of the garden at 17A – 17D Rodney Road.
- The land registry documents have been obtained by the Case Officer but any dispute regarding land ownership is a civil matter rather than a planning consideration.
- The outbuilding would only be approximately 10cms higher than the height that would be allowed under permitted development rights.
- The proposed building would still be subservient to the main dwelling.
- The orientation of the outbuilding would be towards the host dwelling and so internal lighting should not affect the neighbouring property. However, if required the Committee could agree to include a condition to control any external lighting.

- There were no plans to remove the existing laurel hedging. The Team Manager advised that any condition relating to the retention of the hedge would be outside the scope of this application.

Cllr Jackson had some concerns regarding damage to the wildlife corridor and the effect of light spill on any bats in the area. She queried whether a condition could be included to prevent the use of security lights.

Cllr MacFie noted that the proposal was very close to the height that would be allowed under permitted development rights. He then moved that the Committee delegate to permit the application subject to the conditions set out in the officer report and an additional condition to control any external lighting. Cllr Rigby seconded the proposal.

The motion was put to the vote and it was RESOLVED, by 9 votes in favour, to DELEGATE TO PERMIT the application subject to the conditions set out in the officer report and the inclusion of an additional condition to control any external lighting.

(Note: Cllr Vic Clarke lost connection to the meeting for part of this item and was therefore unable to vote).

(Note: Cllrs Matt McCabe, Hal MacFie and Manda Rigby left the meeting at this point having declared interests in the following application. The Vice-Chair, Cllr Sally Davis, then took the Chair).

Item Nos. 7 and 8

Application Nos. 20/02389/FUL and 20/02390/LBA

Site Location: Liberal Democrats, 31 James Street West, Bath – Remodelling of the front garden to include the installation of a new lifting platform. External alterations for the remodelling of the front garden to include the installation of a new lifting platform.

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

Cllr Craig moved the officer recommendations to permit the planning application and to grant listed building consent. This was seconded by Cllr Jackson.

The motion was put to the vote and it was RESOLVED unanimously to PERMIT the planning application and to GRANT LISTED BUILDING CONSENT subject to the conditions set out in the report.

(Note: Cllrs Matt McCabe, Hal MacFie and Manda Rigby returned to the meeting at this point and Cllr McCabe resumed the Chair).

Item No. 9

Application No. 20/02331/AR

Site Location: 20 Wellsway, Bath, BA2 2AA – Display of one non-illuminated company logo on existing retractable canopy above private forecourt.

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

Cllr Jackson stated that the proposal improved and enhanced the Conservation Area and moved the officer recommendation to consent. This was seconded by Cllr Hounsell.

The motion was put to the vote and it was RESOLVED unanimously to CONSENT to the application.

34 **ENFORCEMENT ACTION - UPDATE REPORT**

The Committee considered an update regarding enforcement action at Parcel 2300/Roberts Yard, Marsh Lane, Clutton. The Team Manager, Development Management, explained that the necessary court procedures are being followed.

The Team Manager also provided an update regarding the enforcement action at Queenwood Avenue, Bath. He explained that once a decision has been made by the Planning Committee to take enforcement action officers then have to contact the landowner giving them a final opportunity to comply with the enforcement notice. A timescale has been set with the landowner to comply by 30 September. If he has not complied by this date then the Council's contractors will go ahead and clear the site. It was noted that if a landowner simply clears the site by moving the rubble to a different location then it may be necessary to serve a further enforcement notice for the new land. Members will be kept informed of progress relating to this enforcement action.

It was noted that an enforcement notice was tied to the land it would remain in force even if the ownership of the land changed. If residents had concerns, then they should contact the Planning Enforcement Team who will then log their complaints and take any necessary action.

Cllr Clarke felt that landowners should be charged for officer time when enforcement action was required. The Team Manager explained that time spent on injunction proceedings is recorded but that this is not the case for day to day functions. He agreed to investigate which costs can be recovered from landowners.

RESOLVED:

- (1) To note the written update.
- (2) To request that an update report be brought to the next meeting regarding the enforcement action at 8 Wells Square, Westfield.

35 **POLICY DEVELOPMENT**

There were no policy development items for consideration at this meeting.

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

The Committee considered the appeals report. It was agreed that a copy of the Planning Inspector's report relating to the Police Station, Bath Hill, Keynsham be

sent to all members of the Committee to gain a better understanding of why the appeal was upheld. It was also noted that a virtual training session for members would be held on 22 September 2020.

RESOLVED to NOTE the report.

The meeting ended at 7.10 pm

Chair

Date Confirmed and Signed

Prepared by Democratic Services

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BATH AND NORTH EAST SOMERSET COUNCIL

Planning Committee

Date 26th August 2020

OBSERVATIONS RECEIVED SINCE THE PREPARATION OF THE MAIN AGENDA

ITEM

ITEMS FOR PLANNING PERMISSION

Item No.	Application No.	Address
05.	20/01893/LBA	Cleveland Bridge, Bathwick.

- 2 no. further letters from Pulteney Estate Residents Association (PERA) maintaining their concerns regarding this project and the rebuttal response from the applicants to the consultation response from Historic England. It should be noted that Historic England have issued a further letter dated the 5/8/2020 that retracts their previous statement regarding weight limits on the bridge. Much of their concern relates to Highways matters that do not form part of this applications proposals which are for physical repairs and alterations to the bridge structure. There is no legal requirement to assess the longevity of the proposed repairs. As no harm has been identified to the bridge from this proposal, there are no public benefits that need to be weighed up in this instance. Reports, including the Principal Inspection Report of February 2020 by WPS, that were not submitted as part of the application, are background documents that were used to inform the rational for the final application submission.

- Paragraph 5 on page 156 in the Committee Report is not completed and should read;

5. Waterproofing under the road and pavement areas and installing protective coating systems. This treatment is to help alleviate water penetration to the underside of the bridge and its supporting structure. This problem has contributed towards the erosion of the concrete beams of the 1929 structure and the solution to this is utilising modern treatments that are compatible with the modern surfaces of this part of the bridge. It is not intended to be used on the historic surfaces or structure. Once again this is not a like for like repair but will provide more robust prevention to the bridge suffering from future deterioration.

- Condition 8 - Should read;

8. Submission of Schedule of Work and Samples (Pre-commencement)

No works shall commence until a schedule of works setting of the phasing, construction techniques, materials and finishes, and samples of the materials and colour to be used in the construction of the external surfaces has 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, D5, D6 and HE1 of the Bath and North East Somerset Placemaking Plan and Policy CP6 of the Bath and North East Somerset Core Strategy.

Item No.	Application No.	Address
07 & 08	20/02389/FUL & 20/02390/LBA	Liberal Democrats 31 James Street West

The 'plan, elevation & sections – as proposed' drawing has been revised to confirm that the railings surrounding the front garden are to be formed from the relocated railings currently located at the rear of the premises. All new areas of railings (including gates) will be to match the relocated railings. The revised drawing no. is 4142 017 B. Notwithstanding, a compliance condition to ensure these works accord with the intention of the drawing notes should be imposed;

{\b Railings (Compliance)}

The existing railings located to the rear of the premises shall be relocated and re-used as surround to the front garden in accordance with drawing no. 4142 - 0017B. The new gates and any shortfall in railings shall be made to match the relocated/re-used railings in size, design, detail, materials, colour and finish. All railings and gates shall be permanently retained as installed for the lifetime of the development.

Reason: To safeguard the character and appearance of the listed building and its setting 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.

BATH AND NORTH EAST SOMERSET COUNCIL

Planning Committee

Date 26th August 2020

OBSERVATIONS RECEIVED SINCE THE PREPARATION OF THE MAIN AGENDA

ITEM

ITEMS FOR PLANNING PERMISSION

Item No.	Application No.	Address
001	18/01516/REG04	Land To The Rear Of 89 To 123 Englishcombe Lane Southdown, Bath

Clarifications to committee report:

The representation section of the committee report provides a summary of the consultee responses. The full comments are available on the public website and have been considered within the main body of the report. The following clarification is provided on the consultee comments below:

Historic England - On the basis of the information available, they did not wish to comment. They suggested that the views of the Council's specialist conservation and archaeological advisers, as relevant, were sought. The committee report details conservation, landscape and World Heritage Site matters at pages 45-47 of the report.

Urban Design - There is a typographical error in the summary of the Urban Design comments. This should state:

Not acceptable in current form due to the removal of footpath link within the scheme. No objections to scale, general layout.

The matter of the footpath is covered in the body of the report, where no objection is raised to pedestrian connections.

Natural England - Natural England's comments relate to the Habitat Regulations Assessment, and they have confirmed that they agree with the conclusions reached by the Council's Ecologist on this matter.

The committee report explains in detail the ecological considerations and in accordance with policy NE3, as harm has been identified, looks at whether there are material considerations that are sufficient to outweigh the harm, and whether the importance and need for the development at this particular

location is sufficient to override the value of the species and habitats. The harm and benefits must both be fully understood.

The ecological matters have been considered against local and national policy and guidance.

BATH AND NORTH EAST SOMERSET COUNCIL

Planning Committee

Date 26th August 2020

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

ITEM

ITEMS FOR PLANNING PERMISSION

Item No.	Application No.	Address
01 and 02	19/04933/FUL and 19/04934/LBA	Royal National Hospital For Rheumatic Diseases Upper Borough Walls Bath

The plans list was omitted from the above committee reports. The plans list is as follows:

12 Jun 2020	LL 351 002 REV B	COURTYARD LAYOUT AND SECTIONS
12 Jun 2020	LL-351-001 REV E	LANDSCAPE LAYOUT
11 Jun 2020	02001 PL05	PROPOSED ELEVATION - EAST AND WEST WING
11 Jun 2020	02002 PL05	PROPOSED ELEVATION - WEST WING
11 Jun 2020	10007 PL05	PROPOSED ROOF PLAN
11 Jun 2020	20004 PL05	PROPOSED ELEVATIONS - EXTENSION FACADE DETAIL
11 Jun 2020	20101 PL05	PROPOSED DETAIL ELEVATIONS - NORTH EAST
11 Jun 2020	20102 PL05	PROPOSED DETAIL ELEVATIONS - SOUTH WEST
11 Jun 2020	30301 PL05	PROPOSED EXTENSION SECTION
11 Jun 2020	30402 PL05	PRIVACY LOUVRES
05 Jun 2020	02003 PL01	PROPOSED ELEVATION EAST WING
04 Jun 2020	10001 PL03	PROPOSED BASEMENT FLOOR PLAN
04 Jun 2020	10002 PL03	PROPOSED GROUND FLOOR PLAN
04 Jun 2020	10003 PL04	PROPOSED MEZZANINE FLOOR PLAN
04 Jun 2020	10004 PL04	PROPOSED FIRST FLOOR PLAN
04 Jun 2020	10005 PL04	PROPOSED SECOND FLOOR PLAN
04 Jun 2020	10006 PL04	PROPOSED THIRD FLOOR PLAN
04 Jun 2020	12001 PL02	TYPICAL WINDOW, WALL AND COLUMN DETAILS
04 Jun 2020	13006 PL03	PROPOSED BASEMENT LIGHTWELL WORKS
04 Jun 2020	13012 PL02	PROPOSED LIGHTWELL AND WINDOW
04 Jun 2020	30403 PL04	STREET CONTEXT SECTIONS
31 Mar 2020	02004 PL02	PROPOSED & EXISTING COURTYARD ELEVATION
31 Mar 2020	12011 PL02	PROPOSED LIFT SHAFT OPENING TYPICAL DETAIL
31 Mar 2020	12013 PL02	PROPOSED SERVICE RISERS (WEST WING)
31 Mar 2020	12012 PL02	PROPOSED RISER REINSTATED (EAST WING)
31 Mar 2020	12014 PL02	PROPOSED RECONSTRUCTION OF SOUTH RANGE

31 Mar 2020	12016 PL02	NEW LINK RELATED ALTERATIONS 1 OF 2
31 Mar 2020	12017 PL02	NEW LINK RELATED ALTERATIONS 2 OF 2
31 Mar 2020	13002 PL02	PROPOSED RAISED FLOOR (BASEMENT)
31 Mar 2020	18002 PL02	TYPICAL ELEVATION NEW CLADDING
PROPOSALS		
31 Mar 2020	30302 PL02	PROPOSED SECTION - WEST WING COURTYARD
31 Mar 2020	D1001 PL02	DEMOLITION PLAN BASEMENT FLOOR
31 Mar 2020	D1002 PL02	DEMOLITION PLAN GROUND FLOOR
31 Mar 2020	D1003 PL02	DEMOLITION PLAN MEZZANINE FLOOR
31 Mar 2020	D1004 PL02	DEMOLITION PLAN FIRST FLOOR
31 Mar 2020	D1005 PL02	DEMOLITION PLAN SECOND FLOOR
31 Mar 2020	D1006 PL02	DEMOLITION PLAN THIRD FLOOR
31 Mar 2020	D1007 PL02	DEMOLITION PLAN ROOF
31 Mar 2020		WINDOWS AND DOORS SCHEDULE
13 Nov 2019	1000	EXISTING BASEMENT FLOOR PLAN
13 Nov 2019	1001	EXISTING GROUND FLOOR PLAN
13 Nov 2019	1002	EXISTING MEZZANINE FLOOR PLAN
13 Nov 2019	1003	EXISTING FIRST FLOOR PLAN
13 Nov 2019	1004	EXISTING SECOND FLOOR PLAN
13 Nov 2019	1005	EXISTING THIRD FLOOR PLAN
13 Nov 2019	10058	EXISTING SITE PLAN
13 Nov 2019	13001	PROPOSED GLAZED BALUSTRADE SURROUNDING
MOSAIC		
13 Nov 2019	13005	PROPOSED REINSTATED FIREPLACE AND WALL INFILL
13 Nov 2019	13007	PROPOSED STEEL STAIR AND LIFT
13 Nov 2019	13011	PROPOSED MINERAL WATER POOL AND GLAZED
ROOF		
13 Nov 2019	14001	PROPOSED ARCHED GLAZED SCREENS AND DOORS
13 Nov 2019	14002	PROPOSED ENTRY DOOR
13 Nov 2019	14005	PROPOSED ACCESSIBILITY MODIFICATIONS
13 Nov 2019	14008	PROPOSED MODIFICATIONS TO APSE
13 Nov 2019	14013	PROPOSED POOL INFILL AND FLOOR WORKS
13 Nov 2019	15002	PROPOSED WORKS WITHIN CHAPEL VAULTS
13 Nov 2019	16001	PROPOSED OPENINGS IN FIRE RATED WALL
13 Nov 2019	17006	KINGS WARD POD BEDROOM
13 Nov 2019	2000	EXISTING BASEMENT FLOOR PLAN
13 Nov 2019	2001	EXISTING GROUND FLOOR PLAN
13 Nov 2019	2002	EXISTING FIRST FLOOR PLAN
13 Nov 2019	2003	EXISTING SECOND FLOOR PLAN
13 Nov 2019	3000	EXISTING ANNEX PANS AND ELEVATIONS
13 Nov 2019	E2001	EXISTING ELEVATION EAST WING WEST WING
13 Nov 2019	E2002	EXISTING ELEVATION WEST WING
13 Nov 2019	E2003	EXISTING ELEVATION EAST WING
13 Nov 2019	1000	SITE LOCATION PLAN

BATH AND NORTH EAST SOMERSET COUNCIL

**MEMBERS OF THE PUBLIC AND REPRESENTATIVES SUBMITTING A
WRITTEN STATEMENT AT THE VIRTUAL MEETING OF THE PLANNING
COMMITTEE ON WEDNESDAY 26 AUGUST 2020**

MAIN PLANS LIST			
ITEM NO.	SITE NAME	NAME	FOR/AGAINST
1	Land to the rear of 89 - 123 Englishcombe Lane, Bath	David Roberts	Against (To share 10 minutes)
		Danny Groves	
		David Sartin	
		Jackie Pethwick	
		Gareth Williams (Agent)	For (To share 10 minutes)
		Graham Sabourn (on behalf of Applicant)	
		Cllr Jess David (Local Ward Member)	Against
2 & 3	Royal National Hospital for Rheumatic Diseases, Upper Borough Walls, Bath	Jane Samson	Against (To share 10 minutes)
		Helen Wilmot	
		Pedro Roos	
		Sandra Tuck (Agent)	For (To share 10 minutes)
		Joanna Robinson (Bath Preservation Trust)	
4	Western Riverside Development Area, Midland Road, Bath	Joanna Robinson (Bath Preservation Trust)	Against
		Daniel Weaver (Agent)	For
		Cllr June Player (Local Ward Member)	Against

5	Cleveland Bridge, Bathwick, Bath	Ceris Humphreys (on behalf of Pulteney Estates Residents' Association, Cleveland Bridge Residents, Federation of Bath Residents' Associations)	Against
		Cllr Dr Yuktेशwar Kumar (Local Ward Member) Cllr Tom Davies (Local Ward Member) Cllr Manda Rigby (Local Ward Member)	Against

BATH AND NORTH EAST SOMERSET COUNCIL
PLANNING COMMITTEE
26th August 2020
DECISIONS

Item No:	01	
Application No:	18/01516/REG04	
Site Location:	Land To The Rear Of 89 To123, Englishcombe Lane, Southdown, Bath	
Ward: Moorlands	Parish: N/A	LB Grade: N/A
Application Type:	Regulation 4 Application	
Proposal:	Development of 37 residential dwellings (Use Class C3, including affordable housing), vehicular and pedestrian access, open space, landscaping, drainage, related infrastructure and engineering works.	
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, Policy GDS1 Site Allocations, LLFA - Flood Risk Management, MOD Safeguarded Areas, Policy NE2A Landscapes and the green set, Policy NE3 Local Nature Reserve, Policy NE5 Ecological Networks, SSSI - Impact Risk Zones,	
Applicant:	Bath & North East Somerset Council	
Expiry Date:	31st December 2019	
Case Officer:	Tessa Hampden	

DECISION PERMIT

Permit: subject to finalisation of the draft s106 agreement to be annexed to the planning permission; and subject to the following conditions:

1 Standard Time Limit (Compliance)

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

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

2 Materials - Submission of Schedule and Samples (Bespoke Trigger)

No construction of the external walls of the development shall commence until a schedule of materials and finishes, and samples of the materials to be used in the construction of the external surfaces, including roofs, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out only in accordance with the approved details.

Reason: In the interests of the appearance of the development and the surrounding area in accordance with Policies D1, D2, D3 and D5 of the Bath and North East Somerset Placemaking Plan and Policy CP6 of the Bath and North East Somerset Core Strategy.

3 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, finished ground levels, a planting specification to include numbers, density, 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 and NE2 of the Bath and North East Somerset Placemaking Plan.

4 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.

5 Housing Accessibility (Compliance)

19% of the market dwellings hereby approved shall meet the optional technical standards 4(2) in the Building Regulations Approved Document M

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.

6 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.

7 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.

8 Arboricultural Method Statement and Tree Protection Plan (Pre-commencement)

No development shall commence until a Detailed Arboricultural Method Statement with Tree Protection Plan following the recommendations contained within BS 5837:2012 has been submitted to and approved in writing by the Local Planning Authority. The arboricultural method statement shall incorporate a provisional programme of works; supervision and monitoring details by an Arboricultural Consultant and provision of site visit records and compliance statement to the local planning authority. The statement should include the control of potentially harmful operations such as site preparation (including demolition, clearance and level changes); the storage, handling and mixing of materials on site, burning, location of site office, service run locations including soakaway locations and movement of people and machinery. No development or other operations shall thereafter take place except in complete accordance with the approved details.

Reason: To ensure that trees to be retained are not adversely affected by the development proposals in accordance with Policy NE6 of the Bath and North East Somerset Placemaking Plan. This is a condition precedent because the works comprising the development have the potential to harm retained trees. Therefore these details need to be agreed before work commences.

9 Arboriculture - Compliance with Arb Method Statement (Pre-occupation)

The approved development shall be carried out in accordance with the approved Arboricultural Method Statement and Tree Protection Plan. No occupation of the approved development shall commence until a signed compliance statement from the appointed Arboriculturalist has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that trees to be retained are not adversely affected by the development proposals in accordance with Policy NE6 of the Bath and North East Somerset Placemaking Plan. To ensure that the approved method statement is complied with for the duration of the development.

10 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.

11 Site Access (Pre-occupation)

No occupation of the development shall commence until the access arrangement shown on drawing number Plan 0746-002 Rev E (or a variation agreed by the planning authority) has been provided.

Reason: To ensure safe access to and from the site in the interests of highways safety in accordance with Policy ST7 of the Bath and North East Somerset Placemaking Plan

12 Residents Welcome Pack (Pre-occupation)

No occupation of the approved development shall commence until a new resident's welcome pack has been issued to the first occupier/purchaser of each residential unit of accommodation. The new resident's welcome pack shall have previously been submitted to and approved in writing by the Local Planning Authority and shall include information of bus and train timetable information, information giving examples of fares/ticket options, information on cycle routes, a copy of the Travel Smarter publication, car share, car club information etc., to encourage residents to try public transport.

Reason: To encourage the use of public transport in the interests of sustainable development in accordance with Policy ST1 of the Bath and North East Somerset Placemaking Plan.

13 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

14 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.

15 Detailed drainage design (Pre commencement)

No development shall commence, except ground investigations and site clearance, until the detailed drainage design has been submitted to the local planning authority and accepted in writing. The submission should include infiltration test results, calculations demonstrating the performance of the systems (at the 1:1 and 1:100+40% events), plans and design details for the soakaways and other structures associated with the drainage system.

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.

16 Detailed drainage design (Pre commencement)

Prior the occupation of the development hereby approved a maintenance strategy setting out the required maintenance activities and the responsible parties in order to guarantee the performance of the drainage system for the lifetime of the development is to be submitted to the local planning authority for written approval. The development shall thereafter implemented in accordance with these approved details

Reason: To ensure that an appropriate method of maintaining the surface water drainage is implemented in the interests of flood risk management in accordance with Policy CP5 of the Bath and North East Somerset Core Strategy.

17 Surface water discharge (Pre commencement)

No development shall commence, except ground investigations and site clearance, until written confirmation from the sewerage company (Wessex Water) accepting the surface water overflow 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 discharge, an alternative method of surface water drainage, which has first been submitted to and approved in writing by the Local Planning Authority, should 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.

18 Contaminated Land - Investigation and Risk Assessment (Pre-commencement)

No development shall commence until an investigation and risk assessment of the nature and extent of contamination on site and its findings has been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. The assessment must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and shall include:

(i) a survey of the extent, scale and nature of contamination

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments,

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

Reason: In order to ensure that the land is suitable for the intended uses and to ensure that the development can be carried out safely without unacceptable risks to workers,

neighbours and other offsite receptors and in accordance with section 11 of the National Planning Policy Framework. This is a condition precedent because the works comprising the development have the potential to uncover harmful contamination. Therefore these details need to be agreed before work commences.

19 Contaminated Land - Remediation Scheme (Pre-commencement)

No development shall commence until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment, has been submitted to and approved in writing by the Local Planning Authority, unless the findings of the approved investigation and risk assessment has confirmed that a remediation scheme is not required. The scheme shall include:

- (i) all works to be undertaken,
- (ii) proposed remediation objectives and remediation criteria,
- (iii) timetable of works and site management procedures, and,
- (iv) where required, a monitoring and maintenance scheme to monitor the long-term effectiveness of the proposed remediation and a timetable for the submission of reports that demonstrate the effectiveness of the monitoring and maintenance carried out.

The remediation scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

The approved remediation scheme shall be carried out prior to the commencement of development, other than that required to carry out remediation, or in accordance with the approved timetable of works.

Reason: In order to ensure that the land is suitable for the intended uses and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors and in accordance with section 11 of the National Planning Policy Framework. This is a condition precedent because the works comprising the development have the potential to uncover harmful contamination. Therefore these details need to be agreed before work commences.

20 Contaminated Land - Verification Report (Pre-occupation)

No occupation shall commence until a verification report (that demonstrates the effectiveness of the remediation carried out) has been submitted to and approved in writing by the Local Planning Authority, unless the findings of the approved investigation and risk assessment has confirmed that a remediation scheme is not required.

Reason: In order to ensure that the land is suitable for the intended uses and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors and in accordance with section 11 of the National Planning Policy Framework.

21 Contaminated Land - Unexpected Contamination (Compliance)

In the event that contamination which was not previously identified is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. Thereafter an investigation and risk assessment shall be

undertaken, and where remediation is necessary, a remediation scheme shall be submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report (that demonstrates the effectiveness of the remediation carried out) must be submitted to and approved in writing by the Local Planning Authority prior to occupation of the development.

Reason: In order to ensure that the land is suitable for the intended uses and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors and in accordance with section 11 of the National Planning Policy Framework.

22 Sustainable Construction Details - Overheating (Pre-Occupation)

Prior to first occupation of the development hereby approved the following tables (as set out in the Council's Sustainable Construction Supplementary Planning Document, Adopted November 2018) shall be completed in respect of the completed development and submitted, along with supporting documents, to the local planning authority:

- o Table 5.1
- o Table 5.2
- o Table 5.4 (if using active cooling)

Reason: To monitor the extent to which the approved development complies with Policy CP2 of the Core Strategy (sustainable construction) in respect of overheating.

23 Renewable Energy (Pre-occupation)

The development hereby approved shall incorporate sufficient renewable energy generation such that carbon emissions from anticipated (regulated) energy use in the development shall be reduced by at least 10% [baseline needs to be defined]. Prior to first occupation of the development hereby approved those matters listed below shall be submitted to and approved in writing by the local planning authority:

- A completed copy of Energy Table 1 (of the local planning authority's Sustainable Construction Checklist). This shall be completed to reflect the actual technologies installed as part of the development hereby approved,
- A completed copy of Energy Table 3 (of the local planning authority's Sustainable Construction Checklist). This shall be completed to reflect the actual renewable energy systems installed as part of the development hereby approved,
- Evidence documentation (e.g. commissioning certificates, Feed in Tariff certificates or receipts) relating to those installed technologies listed in Energy Table 3 demonstrating to the local planning authority's satisfaction that they have been installed correctly and are generating energy in line with the assumptions set out in Energy Table 1.

The approved renewable energy systems shall be installed (and shall be operational) in accordance with the approved Energy Tables 1 and 3 and the approved evidence documents prior to first occupation of the development hereby approved and shall be retained as such thereafter as an integral part of the development hereby approved.

Reason: Reason: To ensure that the development's carbon emissions (from anticipated regulated energy use) are reduced by at least 10% by means of sufficient renewable

energy generation, in accordance with Policy SCR1 of the Bath & North East Somerset Placemaking Plan.

24 Electric Vehicle Charging Points (Pre-Occupation)

Prior to first occupation of the development hereby approved electric vehicle charging points shall be installed (and shall be fully operational) in accordance with an Electric Vehicle Charging Point Plan/Strategy which shall have first been submitted to and approved in writing by the local planning authority.

Reason: To ensure that electric vehicles are adequately accommodated for and encouraged in accordance with Policy ST7 of the Bath & North East Somerset Core Strategy

25 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.

27 Revised Construction Environmental Management Plan (Biodiversity) (Pre-commencement)

No development shall take place (including demolition, ground works, vegetation clearance) until a revised Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The revised CEMP (Biodiversity) shall include the following.

- A) Risk assessment of potentially damaging construction activities.
- B) Identification of "biodiversity protection zones" based on up-to-date survey information for habitats and protected and notable species.
- C) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- D) The location and timings of sensitive works to avoid harm to biodiversity features.
- E) The times during which construction when specialist ecologists need to be present on site to oversee works.
- F) Responsible persons and lines of communication.
- G) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- H) Use of protective fences, exclusion barriers and warning signs if applicable.
- I) A method statement for the removal of non-native invasive species subject to legal controls.
- J) A detailed specification for construction lighting, including lux contour plan if there may be impacts on habitats for horseshoe bats.
- K) A detailed programme for the works, including seasonal timing, phasing and mitigation measures for removal of trees along the horseshoe bat corridor adjacent to Englishcombe Lane.
- L) A specification and timetable for installation of ecological enhancement measures during the construction phase.

The approved CEMP shall be ahead to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure compliance with the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended) and the Protection of Badgers Act 1992 and to minimise ecological harm to a SNCI in accordance with Bath and North East Somerset Placemaking Plan Policy NE3.

28 Habitat Creation and Translocation (Pre-commencement)

Prior to the commencement of the development, full details of a Scheme of Habitat Creation and Translocation shall be submitted to and approved in writing by the Local Planning Authority. These measures shall include:

- A) A plan showing areas to be retained and protected, areas subject to translocation, areas of habitat creation and areas where habitats will be removed, referencing ecological conditions in each of these areas;
- B) The Scheme's aims and objectives.
- C) The evaluation of the ecological, hydrological and geological requirements of flush habitat creation.
- D) The selection of suitable receptor locations for translocated habitats.
- E) A specification and method statement for the creation of new channels to support flush habitats, referencing hydrological conditions and including a layout and section plan.
- F) A specification and method statement for the translocation of botanical species.
- G) A detailed specification for the creation of off-site habitats at Pennyquick.
- H) Full details of long-term management and ownership of the on-site and off-site habitats
- I) Details of the persons responsible for the implementation of the Scheme.
- J) A timeframe for the Scheme's implementation.

The agreed habitat creation and translocation scheme shall be carried out as approved and the site maintained and managed thereafter in accordance with it.

Reason - To mitigate harm to habitats of high ecological value on a SNCI in accordance with the NPPF and Bath and North East Somerset Placemaking Plan Policy NE3.

- K) A management and monitoring specification for a minimum period of thirty years and a proposed schedule for submission of findings to the Local Authority Ecologist

29 Soft Landscape Plan (Pre-commencement)

Development shall not commence until a soft landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a planting specification and details of sensitive landscape measures consistent with the designation as a Site of Nature Conservation Interest. 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.

Reason: To ensure the provision of an appropriate landscape setting to the development in accordance with Policies D1, D2 and NE2 of the Bath and North East Somerset Placemaking Plan and to minimise harm to a SNCI in accordance with Policy NE3.

NB These are pre-commencement conditions as measures to minimise ecological harm will need to be agreed before works commence.

30 /bRevised Habitat Enhancement Management Plan (Pre-Occupation)

Prior to the occupation of the development, a revised Habitat Enhancement Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The

scheme shall include full details of habitat management objectives for the site, including but not limited to, the following:

- A) An audit of proposed retained areas and an assessment of the existing on-site and off-site habitats to be retained, lost and created.
- B) The management and protection measures for all retained habitats and species, including fencing and boundary details.
- C) A detailed specification for management of the surrounding tree belts and hedgerows, particularly with regard retaining dark flight corridors for bats, including a minimum height and width at which vegetation must be retained.
- D) A detailed specification for the management of grassland habitats.
- E) A detailed specification for the management of wetland habitats.
- F) A detailed specification for management of any invasive species, including the timing and frequency of monitoring.
- G) A detailed management specification for off-site habitats at Pennyquick.
- H) Details of any management requirements for species-specific habitat enhancements.
- I) Annual work schedule to continue for at least a 30 year period.
- J) Detailed monitoring strategy for habitats and species, including monitoring of use of the crossing point by horseshoe bats, with details of remedial measures including triggers for implementation.
- K) Details of a reporting mechanism to the Local Authority Ecologist.

The landscape and biodiversity management plan shall be implemented in accordance with the agreed timetable, and thereafter maintained in accordance with the agreed details.

Reason - To protect and enhance ecological interests in accordance with Bath and North East Somerset Placemaking Plan Policies NE3, NE5 and D5e.

31 Ecological Compliance Report (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, completion and implementation of ecological mitigation measures as detailed in the approved Construction Environmental Management Plan (Biodiversity), Habitat Creation and Translocation Plan (up to completion of the development), Bat Mitigation Strategy including Appendices (Ethos Environmental Planning, June 2020), Reptile Mitigation Strategy (Ethos Environmental Planning, June 2020) and Badger Mitigation Strategy (Ethos Environmental Planning, June 2020). These details shall include:

1. Findings of any necessary pre-commencement or update survey for protected species and mitigation measures implemented;
2. Confirmation that a Natural England badger mitigation licence was obtained and implemented before commencement of any works which may harm badger setts;
3. Confirmation of compliance with the method statements referenced above including dates and evidence of any measures undertaken to protect site biodiversity; and
4. Confirmation that proposed measures to enhance the value of the site for target species have been implemented.

All measures within the scheme shall be retained, monitored and maintained in accordance with the approved details.

Reason: To demonstrate the completed implementation of the Wildlife Protection and Enhancement Scheme and Method Statement, to prevent ecological harm and to provide biodiversity gain in accordance with NPPF and policies NE3, NE5 and D5e of the Bath and North East Somerset Local Plan.

32 External Lighting (Bespoke Trigger)

No new external lighting shall be installed until full details of the proposed lighting design have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

1. Lamp models and manufacturer's specifications, positions, numbers and heights;
2. Predicted lux levels and light spill;
3. Measures to limit use of lights when not required, to prevent upward light spill and to prevent light spill onto nearby vegetation and adjacent land.

The lighting shall be installed and operated thereafter in accordance with the approved details.

Reason: To avoid harm to bats and wildlife in accordance with policy CP6 of the Bath and North East Somerset Core Strategy and policies NE3 and D8 of the Bath and North East Somerset Placemaking Plan.

33 Planning obligations (Pre commencement)

No development shall commence on any part of the land to which this planning permission relates until a planning obligation substantially in the form annexed to this permission has been completed with the Local Planning Authority binding that part of the land to be developed to the planning obligations contained therein and the Local Planning Authority has given written notification to the persons executing the planning obligation that the land has been bound to the satisfaction of the Local Planning Authority.

Reason To ensure that the appropriate obligations necessary to make the development acceptable in planning terms are entered into in respect of the land affected by the planning permission before any development commences on that part of the land.

34 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:

03 Jun 2020	065-403_P1	WELDMESH FENCING
03 Jun 2020	065-501_P4	ACCESS ROAD SECTIONS
03 Jun 2020	065-502_P1	ACCESS ROAD SECTION
03 Jun 2020	065-503_P1	ACCESS ROAD LONG SECTIONS
03 Jun 2020	065-510_P4	SECTION EE
03 Jun 2020	065-511_P5	SECTIONS CC
03 Jun 2020	065-512_P4	SECTION KK
03 Jun 2020	065-G107-1_P3	PROPOSED MATERIALS - HARD LANDSCAPE
03 Jun 2020	065-G107-2_P3	PROPOSED MATERIALS - SITE FURNITURE
03 Jun 2020	065-G107-3_P3	PROPOSED PLANTING - TREE PALETTE
22 Jun 2018	020015 B	PROPOSED SITE ELEVATIONS
22 Jun 2018	030011 A	PROPOSED SITE SECTIONS
22 Jun 2018	030015	PROPOSED SITE SECTIONS
22 Jun 2018	040001	PROPOSED BIN STORES

05 Apr 2018	900010	PROPOSED SITE PLAN 1 OF 2	Public
22 Jun 2018	040002	PROPOSED BIN STORES	
03 May 2018	5889-BR-V01-ZZ-DR-A-010104	PROPOSED PLANS HOUSE TYPE 3	
03 May 2018	5889-BR-V01-ZZ-DR-A-010111	PROPOSED PLANS HOUSE TYPE 6	
03 May 2018	5889-BR-V01-ZZ-DR-A-010119	PROPOSED PLANS HOUSE TYPE 8	
05 Apr 2018	010100	HOUSE TYPE 01 - PROPOSED PLANS	
05 Apr 2018	010102	HOUSE TYPE 02 - PROPOSED PLANS	
05 Apr 2018	010106	HOUSE TYPE 04 - PROPOSED PLANS	
05 Apr 2018	010108	HOUSE TYPE 05 - PROPOSED PLANS	
05 Apr 2018	010113	APARTMENTS - PROPOSED PLANS	
05 Apr 2018	010114	APARTMENTS - FLAT LAYOUTS	
05 Apr 2018	010117	HOUSE TYPE 07 - PROPOSED PLANS	
05 Apr 2018	010117	HOUSE TYPE 07 - PROPOSED PLANS	
05 Apr 2018	020015	PROPOSED SITE ELEVATIONS	
05 Apr 2018	020101	HOUSE TYPE 01 - PROPOSED ELEVATIONS	
05 Apr 2018	020103	HOUSE TYPE 02 - PROPOSED ELEVATIONS	
05 Apr 2018	020105	HOUSE TYPE 03 - PROPOSED ELEVATIONS	
05 Apr 2018	020105	HOUSETYPE 03 - PROPOSED ELEVATIONS	
05 Apr 2018	020107	HOUSE TYPE 04 - PROPOSED ELEVATIONS	
05 Apr 2018	020109	HOUSE TYPE 05 - PROPOSED ELEVATIONS	
05 Apr 2018	020110	HOUSE TYPE 05, PLOT 19-21 - PROPOSED ELEVATIONS	
05 Apr 2018	020112	HOUSE TYPE 06 - PROPOSED ELEVATIONS	
05 Apr 2018	020112	HOUSE TYPE 06 - PROPOSED ELEVATIONS	
05 Apr 2018	020115	APARTMENTS - PROPOSED ELEVATIONS	
05 Apr 2018	020116	APARTMENTS - PROPOSED ELEVATIONS	
05 Apr 2018	020120	HOUSE TYPE 08 - PROPOSED ELEVATIONS	
05 Apr 2018	020120	HOUSE TYPE 08 - PROPOSED ELEVATIONS	
05 Apr 2018	030010	PROPOSED SITE SECTIONS	
05 Apr 2018	030011	PROPOSED SITE SECTIONS 2	
05 Apr 2018	030012	PROPOSED SITE SECTION 3	
05 Apr 2018	030013	PROPOSD SITE SECTIONS 4	
05 Apr 2018		EXISTING SITE SURVEY	
05 Apr 2018	900102	PROPOSED PLOT NUMBERS	
05 Apr 2018	900100	SITE LOCATION PLAN	
05 Apr 2018	900011	PROPOSED SITE PLAN 2 OF 2	
05 Apr 2018	900012	PROPOSED SITE PLAN	
05 Apr 2018	900013	PROPOSED SITE CONTEXT 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.

Local Highway Authority require an agreement (Section 106, Section 38, Section 278)

The Local Highway Authority (LHA) requires the developer to enter into a legally binding agreement(s) to secure the vehicular access and adoption of the internal access roads and footways as public highway. Further information in this respect may be obtained by contacting the LHA.

The Local Highway Authority requires Road Safety Audits

The detailed design of the vehicular access to the application site together with the layout of the internal access roads and footways shall be subject of an independent Stage 2 Road Safety Audit (RSA) and the completed works shall be the subject of an independent Stage 3 RSA. Both audits will be undertaken in accordance with GG119. Both audit briefs together with the CV of the Audit Team Leader and Audit Team Member shall be submitted to and approved in writing by the LHA. A representative of the LHA shall be present at the Stage 2 RSA site visit as an observer and a representative of the LHA and Avon and Somerset police shall be invited to attend the daytime and night-time Stage 3 RSA site visits

Permit/Consent Decision Making Statement

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

Item No:	02	
Application No:	19/04933/FUL	
Site Location:	Royal National Hospital For Rheumatic Diseases, Upper Borough Walls, City Centre, Bath	
Ward: Kingsmead	Parish: N/A	LB Grade: IISTAR
Application Type:	Full Application	
Proposal:	Change of use from hospital (Use Class D1) to 164 -bedroom hotel (Use Class C1) and 66 sq m of restaurant/café (Use Class A3); to include publicly accessible restaurant, health spa, bar, lounge/meeting spaces at ground and first floor; external alterations to East Wing roof including removal of lift room and flu, demolition and replacement of roof top plant area and extension to existing pitched roof; demolition and replacement of modern infill development to south elevation and new infill development to north elevation of the East Wing internal courtyard and new glazed roof to spa area; removal of modern external staircase to rear of West Wing and replacement infill development and glazed link to new extension; demolition and replacement of 3rd storey extension to West Wing; alterations to the roof of West Wing including new lift shaft and plant screen; erection of 3.5-storey extension to rear of West Wing with glazed link/conservatory space; removal of two trees and replacement tree planting; landscaping and associated works.	
Constraints:	Article 4 Bath Demolition Wall, Article 4 Reg 7: Estate Agent, Article 4 HMO, Agricultural Land Classification, Policy B2 Central Area Strategic Policy, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, Conservation Area, Policy CP12 Bath City Centre Boundary, Policy CP9 Affordable Housing Zones, Listed Building, MOD Safeguarded Areas, Policy NE1 Green Infrastructure Network, SSSI - Impact Risk Zones,	
Applicant:	Frangrance UK (Bath) Ltd	
Expiry Date:	31st August 2020	
Case Officer:	Tessa Hampden	

DECISION Defer consideration to allow members to visit the site.

PLANS LIST:

12 Jun 2020 LL 351 002 REV B COURTYARD LAYOUT AND SECTIONS
12 Jun 2020 LL-351-001 REV E LANDSCAPE LAYOUT

11 Jun 2020	02001 PL05	PROPOSED ELEVATION - EAST AND WEST WING
11 Jun 2020	02002 PL05	PROPOSED ELEVATION - WEST WING
11 Jun 2020	10007 PL05	PROPOSED ROOF PLAN
11 Jun 2020	20004 PL05	PROPOSED ELEVATIONS - EXTENSION FACADE DETAIL
11 Jun 2020	20101 PL05	PROPOSED DETAIL ELEVATIONS - NORTH EAST
11 Jun 2020	20102 PL05	PROPOSED DETAIL ELEVATIONS - SOUTH WEST
11 Jun 2020	30301 PL05	PROPOSED EXTENSION SECTION
11 Jun 2020	30402 PL05	PRIVACY LOUVRES
05 Jun 2020	02003 PL01	PROPOSED ELEVATION EAST WING
04 Jun 2020	10001 PL03	PROPOSED BASEMENT FLOOR PLAN
04 Jun 2020	10002 PL03	PROPOSED GROUND FLOOR PLAN
04 Jun 2020	10003 PL04	PROPOSED MEZZANINE FLOOR PLAN
04 Jun 2020	10004 PL04	PROPOSED FIRST FLOOR PLAN
04 Jun 2020	10005 PL04	PROPOSED SECOND FLOOR PLAN
04 Jun 2020	10006 PL04	PROPOSED THIRD FLOOR PLAN
04 Jun 2020	12001 PL02	TYPICAL WINDOW, WALL AND COLUMN DETAILS
04 Jun 2020	13006 PL03	PROPOSED BASEMENT LIGHTWELL WORKS
04 Jun 2020	13012 PL02	PROPOSED LIGHTWELL AND WINDOW
04 Jun 2020	30403 PL04	STREET CONTEXT SECTIONS
31 Mar 2020	02004 PL02	PROPOSED & EXISTING COURTYARD ELEVATION
31 Mar 2020	12011 PL02	PROPOSED LIFT SHAFT OPENING TYPICAL DETAIL
31 Mar 2020	12013 PL02	PROPOSED SERVICE RISERS (WEST WING)
31 Mar 2020	12012 PL02	PROPOSED RISER REINSTATED (EAST WING)
31 Mar 2020	12014 PL02	PROPOSED RECONSTRUCTION OF SOUTH RANGE
31 Mar 2020	12016 PL02	NEW LINK RELATED ALTERATIONS 1 OF 2
31 Mar 2020	12017 PL02	NEW LINK RELATED ALTERATIONS 2 OF 2
31 Mar 2020	13002 PL02	PROPOSED RAISED FLOOR (BASEMENT)
31 Mar 2020	18002 PL02	TYPICAL ELEVATION NEW CLADDING PROPOSALS
31 Mar 2020	30302 PL02	PROPOSED SECTION - WEST WING COURTYARD
31 Mar 2020	D1001 PL02	DEMOLITION PLAN BASEMENT FLOOR
31 Mar 2020	D1002 PL02	DEMOLITION PLAN GROUND FLOOR
31 Mar 2020	D1003 PL02	DEMOLITION PLAN MEZZANINE FLOOR
31 Mar 2020	D1004 PL02	DEMOLITION PLAN FIRST FLOOR
31 Mar 2020	D1005 PL02	DEMOLITION PLAN SECOND FLOOR
31 Mar 2020	D1006 PL02	DEMOLITION PLAN THIRD FLOOR
31 Mar 2020	D1007 PL02	DEMOLITION PLAN ROOF
31 Mar 2020		WINDOWS AND DOORS SCHEDULE
13 Nov 2019	1000	EXISTING BASEMENT FLOOR PLAN
13 Nov 2019	1001	EXISTING GROUND FLOOR PLAN
13 Nov 2019	1002	EXISTING MEZZANINE FLOOR PLAN
13 Nov 2019	1003	EXISTING FIRST FLOOR PLAN
13 Nov 2019	1004	EXISTING SECOND FLOOR PLAN
13 Nov 2019	1005	EXISTING THIRD FLOOR PLAN
13 Nov 2019	10058	EXISTING SITE PLAN
13 Nov 2019	13001	PROPOSED GLAZED BALUSTRADE SURROUNDING MOSAIC
13 Nov 2019	13005	PROPOSED REINSTATED FIREPLACE AND WALL INFILL
13 Nov 2019	13007	PROPOSED STEEL STAIR AND LIFT
13 Nov 2019	13011	PROPOSED MINERAL WATER POOL AND GLAZED ROOF
13 Nov 2019	14001	PROPOSED ARCHED GLAZED SCREENS AND DOORS

13 Nov 2019	14002	PROPOSED ENTRY DOOR
13 Nov 2019	14005	PROPOSED ACCESSIBILITY MODIFICATIONS
13 Nov 2019	14008	PROPOSED MODIFICATIONS TO APSE
13 Nov 2019	14013	PROPOSED POOL INFILL AND FLOOR WORKS
13 Nov 2019	15002	PROPOSED WORKS WITHIN CHAPEL VAULTS
13 Nov 2019	16001	PROPOSED OPENINGS IN FIRE RATED WALL
13 Nov 2019	17006	KINGS WARD POD BEDROOM
13 Nov 2019	2000	EXISTING BASEMENT FLOOR PLAN
13 Nov 2019	2001	EXISTING GROUND FLOOR PLAN
13 Nov 2019	2002	EXISTING FIRST FLOOR PLAN
13 Nov 2019	2003	EXISTING SECOND FLOOR PLAN
13 Nov 2019	3000	EXISTING ANNEX PANS AND ELEVATIONS
13 Nov 2019	E2001	EXISTING ELEVATION EAST WING WEST WING
13 Nov 2019	E2002	EXISTING ELEVATION WEST WING
13 Nov 2019	E2003	EXISTING ELEVATION EAST WING
13 Nov 2019	1000	SITE LOCATION PLAN

Permit/Consent Decision Making Statement

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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Permit/Consent Decision Making Statement

In determining this application the Local Planning Authority considers it has complied with the aims of paragraph 38 of the National Planning Policy Framework.

Informative: Environmental Protection Act 1990 Under the environmental protection act 1990, the local authority has a duty to investigate complaints of nuisance and should a complaint be received, irrespective of planning consent, the local authority may on determination of a statutory nuisance serve a legal notice requiring any said nuisance to be abated and failure to comply may result in prosecution. Further advice may be sought from the local authority's environmental protection team on this matter where necessary.

Food premises Please be aware that all food business must be registered with the food safety team at Bath and North East Somerset Council at least 28 days prior to operation.

Noise and dust control from construction of development - informative All relevant precautions should be taken to minimise the potential for disturbance to neighbouring residents in terms of noise and dust during the construction phases of the development. This should include not working outside regular day time hours, the use of water suppression for any stone or brick cutting and advising neighbours in advance of any particularly noisy works. The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated noise or dust complaints be received.

Item No:	03	
Application No:	19/04934/LBA	
Site Location:	Royal National Hospital For Rheumatic Diseases, Upper Borough Walls, City Centre, Bath	
Ward: Kingsmead	Parish: N/A	LB Grade: IISTAR
Application Type:	Listed Building Consent (Alts/exts)	
Proposal:	Listed Building Consent: Internal and external alterations associated with proposed conversion to hotel (Use Class C1); demolition and replacement of modern infill extension, new glazed roof and new infill development of northern elevation to internal courtyard of East Wing; alterations to the roof of east and West Wings; removal of external staircase to West Wing and replacement with glazed link to new extension and replacement infill development; abutment of new glazed structure with West Wing chapel south wall; demolition and replacement of 3rd floor extension to West Wing and additional plant screen and lift overrun to West Wing roof; partial demolition of the boundary wall on Parsonage Lane; construction of replacement glass screen to main internal ground floor lobby of West Wing; changes to internal layout and consequential changes to internal partitions and other fabric.	
Constraints:	Article 4 Bath Demolition Wall, Article 4 Reg 7: Estate Agent, Article 4 HMO, Agric Land Class 3b,4,5, Policy B2 Central Area Strategic Policy, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, Conservation Area, Policy CP12 Bath City Centre Boundary, Policy CP9 Affordable Housing Zones, Listed Building, MOD Safeguarded Areas, Policy NE1 Green Infrastructure Network, SSSI - Impact Risk Zones,	
Applicant:	Frangrance UK (Bath) Ltd	
Expiry Date:	31st August 2020	
Case Officer:	Tessa Hampden	

DECISION Defer consideration to allow members to visit the site.

PLANS LIST:

12 Jun 2020	LL 351 002 REV B	COURTYARD LAYOUT AND SECTIONS
12 Jun 2020	LL-351-001 REV E	LANDSCAPE LAYOUT
11 Jun 2020	02001 PL05	PROPOSED ELEVATION - EAST AND WEST WING
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13 Nov 2019	E2001	EXISTING ELEVATION EAST WING WEST WING
13 Nov 2019	E2002	EXISTING ELEVATION WEST WING
13 Nov 2019	E2003	EXISTING ELEVATION EAST WING
13 Nov 2019	1000	SITE LOCATION PLAN

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Permit/Consent Decision Making Statement

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Item No:	04	
Application No:	19/05165/ERES	
Site Location:	Western Riverside Development Area, Midland Road, Westmoreland, Bath	
Ward: Westmoreland	Parish: N/A	LB Grade: N/A
Application Type:	Reserved Matters App with an EIA	
Proposal:	Approval of reserved matters (scale, appearance and landscaping) pursuant to outline application 06/01733/EOUT for the erection of 2 no. 5-storey buildings comprising 290 student bedrooms (Sui Generis); retail floorspace (Class A1); bin and cycle stores, plant rooms, and associated landscaping works.	
Constraints:	Article 4 HMO, Agric Land Class 3b,4,5, Air Quality Management Area, Policy B1 Bath Enterprise Zone, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, Policy CP9 Affordable Housing Zones, District Heating Priority Area, Flood Zone 2, Flood Zone 3, LLFA - Flood Risk Management, MOD Safeguarded Areas, Policy NE1 Green Infrastructure Network, Policy NE5 Ecological Networks, Neighbourhood Plan, SSSI - Impact Risk Zones, SSSI - Impact Risk Zones,	
Applicant:	Dick Lovett Companies Ltd	
Expiry Date:	27th August 2020	

DECISION REFUSE

1 Poor Design

The proposed development, due to its design, scale, appearance, massing and materials, would not be in keeping with the surrounding area and would harm local character and distinctiveness. Furthermore, it would exceed the height parameters of the outline planning permission and would appear overly dominant and incongruous in its setting and harmful to the Outstanding Universal Value of the Bath World Heritage Site. The landscaping proposals would fail to mitigate this harm and it would not be outweighed by the public benefits of the proposals. The proposed development would therefore be contrary to the development plan, in particular policies CP6 and B4 of the Core Strategy and policies D1, D2, D3, D5 of the Placemaking Plan.

PLANS LIST:

1539.E.001A	SITE LOCATION PLAN
1539.P.001E	PROPOSED SITE PLAN
1539.P.100F	PROPOSED GROUND FLOOR PLAN
1539.P.101E	PROPOSED FIRST - FOURTH FLOOR PLANS
1539.P.103C	PROPOSED ROOF PLAN
1539.9.203D	EAST ELEVATION
1539.P.201D	SOUTH ELEVATION
1539.P.202C	WEST ELEVATION
1539.P.204C	NORTH ELEVATION
1539.P.205C	INTERNAL ELEVATION A
1539.P.206C	INTERNAL ELEVATION B
1539.P.207C	INTERNAL ELEVATION C
P19-1309_14 C	LANDSCAPE PLAN GENERAL ARRANGEMENT

In determining this application the Local Planning Authority considers it has complied with the aims of paragraph 38 of the National Planning Policy Framework. The Local Planning Authority has worked positively and proactively with the applicant to resolve some of the issues with the application leading to a recommendation to approve the application. However, for the reason set out above the Planning Committee decided to refuse the application.

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

Item No:	05
Application No:	20/01893/LBA
Site Location:	Cleveland Bridge, Cleveland Bridge, Bathwick, Bath
Ward: Bathwick	Parish: N/A LB Grade: IISTAR
Application Type:	Listed Building Consent (Alts/exts)
Proposal:	The refurbishment, repair and strengthening of a Grade II* listed structure.
Constraints:	Article 4 Bath Demolition Wall, Article 4 Reg 7: Estate Agent, Article 4 HMO, Agric Land Class 1,2,3a, Air Quality Management Area, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, Conservation Area, Policy CP9 Affordable Housing Zones, Flood Zone 2, Flood Zone 3, HMO Stage 1 Test Area (Stage 2 Test Req), Listed Building, Policy LCR5 Safeguarded existg sport & R, LLFA - Flood Risk Management, MOD Safeguarded Areas, Policy NE1 Green Infrastructure Network, Policy NE2A Landscapes and the green set, Policy NE3 SNCI, Policy NE5 Ecological Networks, River Avon and Kennet & Avon Canal, SSSI - Impact Risk Zones,
Applicant:	WSP
Expiry Date:	2nd September 2020
Case Officer:	Caroline Power

DECISION Defer consideration to allow members to visit the site.

PLANS LIST:

Drawing	05 Jun 2020	0001 T03	LOCATION PLAN AND GENERAL ARRANGEMENT PL...
Drawing	05 Jun 2020	0007 T03	EXISTING STEEL PORTAL BEAM DETAILS
Drawing	05 Jun 2020	0008 T03	EXISTING CAST IRON ARCH DETAILS
Drawing	05 Jun 2020	0009 T03	ABUTMENT GALLERY DETAILS
Drawing	05 Jun 2020	0010 T03	PROPOSED LONGITUDINAL JOINT
Drawing	05 Jun 2020	0011 T03	INDICATIVE STEEL AND CAST IRON REPAIR DE...
Drawing	05 Jun 2020	0012 T03	CONCRETE REPAIR DETAILS
Drawing	05 Jun 2020	0013 T03	TESTING RESULTS SUMMARY CHLORIDE ION CON...
Drawing	05 Jun 2020	0015 T03	PROPOSED DECK JOINTS, DRAINAGE AND WATER...
Drawing	05 Jun 2020	0017 T03	RESURFACING DETAILS
Drawing	05 Jun 2020	0018 T03	TRANSVERSE METALWORK AND CONCRETE DEFECT...
Drawing	05 Jun 2020	0019 T03	LOCATION OF CONCRETE DEFECTS - TRUSSES 1...

Drawing	05 Jun 2020	0020 T03	LOCATION OF CAST IRON DEFECTS - ARCHES
1...			
Drawing	05 Jun 2020	0021 T03	LOCATION OF CAST IRON DEFECTS - ARCHES
5...			
Drawing	05 Jun 2020	0022 T03	MAINTENANCE OF PAINTWORK
Drawing	05 Jun 2020	0023 T04	PAINT SYSTEM FOR STEELWORK ELEMENTS
Drawing	05 Jun 2020	0024 T03	PAINT SYSTEM FOR CAST IRON ELEMENTS
Drawing	05 Jun 2020	0027 T03	SCHEDULE OF DEFECTS AND REMEDIAL
ACTIONS...			
Drawing	05 Jun 2020	0028 T03	SCHEDULE OF DEFECTS AND REMEDIAL
ACTIONS...			
Drawing	05 Jun 2020	0029 T03	EXISTING GENERAL ATTANGEMENT AND SITE
CL...			
Drawing	05 Jun 2020	0030 T03	ABUTMENT DEFECT LOCATIONS, SCHEDULE
OF D...			
Drawing	05 Jun 2020	0033 T03	LOCATION OF CONCRETE DEFECT
CONSTRAINT: ...			
Drawing	05 Jun 2020	0034 T03	LOCATION OF CONCRETE DEFECT
CONSTRAINTS:...			
Drawing	05 Jun 2020	0035 T03	LOCATION OF CONCRETE DEFECT
CONSTRAINTS:...			
Drawing	05 Jun 2020	0036 T03	GENERAL BREAKOUT CONSTRAINTS FOR
TRUSS M...			
Drawing	05 Jun 2020	0037 T03	GENERAL BREAKOUT CONSTRAINTS FOR
TRUSS M...			
Drawing	05 Jun 2020	0038 T03	BAR BENDING SCHEDULE MEMBER
REFERENCES A...			
Drawing	05 Jun 2020	0039 T03	METHODOLOGIES FOR THE REPLACEMENT OF
LIN...			
Drawing	05 Jun 2020	0040 T03	DECK AND SOFFITT GALVANIC ANODE
ARRANGEM...			
Drawing	05 Jun 2020	0041 T03	TRUSS GALVANIC ANODES: GENERAL
ARRANGEME...			
Drawing	05 Jun 2020	0042 T04	TRUSS GALVANIC ANODES: DETAIL Public
Drawing	05 Jun 2020	0043 T04	HANGER BAR PROTECTION AND AUXILIARY
DETA...			
Drawing	05 Jun 2020	0050 T04	DECK STRENGTHENING: GENERAL
Drawing	05 Jun 2020	SIG1 T03	LOCATION PLAN AND DECK REINFORCEMENT
ARR...			
Drawing	05 Jun 2020	SIG2 T03	ABUTMENT GALLERY - CONCRETE REPAIRS
AND ...			
OS Extract	05 Jun 2020		LOCATION PLAN
Revised Drawing	31 JULY 2020		76007-WSP-DWG-BR-00P1P02-PROPOSED
			GENERAL ARRANGEMENT
Revised Drawing	31 JULY 2020-		KERB DETAILS

Condition Categories

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Permit/Consent Decision Making Statement

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

Responding to Climate Change (Informative):

The council is committed to responding to climate change. You are advised to consider sustainable construction when undertaking the approved development and consider using measures aimed at minimising carbon emissions and impacts on climate change.

Item No:	06
Application No:	20/01965/FUL

Site Location:	2 Uplands Drive, Saltford, Bristol, Bath And North East Somerset		
Ward: Saltford	Parish: Saltford	LB Grade: N/A	
Application Type:	Full Application		
Proposal:	Erection of outbuilding /garden room to rear garden		
Constraints:	Saltford Airfield 3km buffer, Agricultural Land Classification, Policy CP9 Affordable Housing Zones, Housing Development Boundary, MOD Safeguarded Areas, SSSI - Impact Risk Zones,		
Applicant:	Mr L Bignell		
Expiry Date:	28th August 2020		
Case Officer:	Isabel Daone		

DECISION PERMIT

1 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.

2 Sample Panel - Walling (Bespoke Trigger)

No construction of the external walls of the development shall commence until a sample the external render and cladding to be used has been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: In the interests of the appearance of the development and the surrounding area in accordance with Policies D.2 and D.4 of the Bath and North East Somerset Local Plan and Policy CP6 of the Bath and North East Somerset Core Strategy.

3 Ancillary Use (Compliance)

The development hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 2 Uplands Drive, Saltford, Bristol, Bath And North East Somerset BS31 3JH; and shall not be occupied as an independent dwelling unit.

Reason: The accommodation hereby approved is not capable of independent occupation without adverse impact on the amenities of existing or future residential occupiers contrary to Policy D6 of the Bath and North East Somerset Placemaking Plan.

4 Removal of Permitted Development Rights - External Lighting (Compliance)

No new external lighting shall be installed on the proposed garden room or decking without details of a proposed lighting design being first submitted and approved in writing by the Local Planning Authority; details to include lamp specifications, positions, numbers and heights; details of predicted lux levels and light spill. The lighting shall be installed and operated thereafter in accordance with the approved details.

Reason: To protect the residential amenities of the neighbouring occupiers in accordance with policy D6 of the Bath and North East Somerset Placemaking Plan.

5 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:

PLN-1. Planning Drawing. Received 9th June 2020.

Location Plan. Received 9th June 2020.

Permit/Consent Decision Making Statement

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.

Responding to Climate Change (Informative):

The council is committed to responding to climate change. You are advised to consider sustainable construction when undertaking the approved development and consider using measures aimed at minimising carbon emissions and impacts on climate change.

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:	09	
Application No:	20/02331/AR	
Site Location:	20 Wellsway, Bath, Bath And North East Somerset, BA2 2AA	
Ward: Widcombe And Lyncombe	Parish: N/A	LB Grade: N/A
Application Type:	Advertisement Consent	
Proposal:	Display of 1no. non-illuminated company logo on existing retractable canopy above private forecourt.	
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 CP12 Centres and Retailing, Policy CP9 Affordable Housing Zones, MOD Safeguarded Areas, Policy NE5 Ecological Networks, SSSI - Impact Risk Zones,	
Applicant:	Mrs Julia Moss	
Expiry Date:	4th September 2020	
Case Officer:	Hayden Foster	

DECISION CONSENT

1 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.

2 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.

3 Plans List (Compliance)

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

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

PLANS LIST:

This decision relates to the Proposed Logo Design and Site Location Plan submitted 6th July 2020, and the Existing and Proposed Elevations submitted 10th July 2020.

Permit/Consent Decision Making Statement

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.

Item No:	07	
Application No:	20/02389/FUL	
Site Location:	Liberal Democrats, 31 James Street West, City Centre, Bath	
Ward: Kingsmead	Parish: N/A	LB Grade: II
Application Type:	Full Application	
Proposal:	Remodelling of the front garden to include the installation of a new lifting platform.	
Constraints:	Article 4 Bath Demolition Wall, Article 4 Reg 7: Estate Agent, Article 4 HMO, Agric Land Class 3b,4,5, Air Quality Management Area, Policy B2 Central Area Strategic Policy, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, Conservation Area, Policy CP9 Affordable Housing Zones, Flood Zone 2, Listed Building, LLFA - Flood Risk Management, MOD Safeguarded Areas, Policy NE1 Green Infrastructure Network, Policy NE5 Ecological Networks, SSSI - Impact Risk Zones,	
Applicant:	Bath And North East Somerset Liberal Democrats	
Expiry Date:	3rd September 2020	
Case Officer:	Helen Ellison	

DECISION PERMIT

1 Standard Time Limit (Compliance)

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

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

2 External lift colour/finish (Compliance)

Notwithstanding approved document 'Melody One - lift Specification' Rev A dated 31.07.2020 all elements of the lift shall be painted matt black and remain so for the lifetime of the development.

Reason: In the interests of the appearance of the development and the surrounding area in accordance with Policies D2, D5 and HE1 of the Bath and North East Somerset Placemaking Plan and Policies B4 and CP6 of the Bath and North East Somerset Core Strategy.

3 Construction Management Plan (Compliance)

The development shall thereafter be undertaken in accordance with the approved 'Construction Management Plan' dated 21.07.2020.

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 Hard and Soft Landscaping (Compliance)

All hard and/or soft landscape works shall be carried out in accordance with approved Drwg. No. 4142 - 0017A 'Lift plan sections and elevations - as proposed' dated 31.07.2020. 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 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 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 D2, D5 and NE2 of the Bath and North East Somerset Placemaking Plan.

5 Railings (Compliance)

The existing railings located to the rear of the premises shall be relocated and re-used as surround to the front garden in accordance with drawing no. 4142 - 0017B. The new gates and any shortfall in railings shall be made to match the relocated/re-used railings in size, design, detail, materials, colour and finish. All railings and gates shall be permanently retained as installed for the lifetime of the development.

Reason: To safeguard the character and appearance of the listed building and its setting 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:

This decision relates to the following drawings and documents;

Date: 09.07.2020 Drwg. No. 4142 - 001A Drwg. title: Location plan

Date: 31.07.2020 Drwg. No. 4142 - 0016A Drwg. title: Front garden - as existing

Date: 17.08.2020 Drwg. No. 4142 - 0017B Drwg. title: Lift plan sections and elevations - as proposed

Date: 21.07.2020 Doc. title: Construction Management Plan

Date: 31.07.2020 Doc. title: Melody one lift specification Rev A

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.

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Permit/Consent Decision Making Statement

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

Responding to Climate Change (Informative):

The council is committed to responding to climate change. You are advised to consider sustainable construction when undertaking the approved development and consider using measures aimed at minimising carbon emissions and impacts on climate change.

Item No:	08
Application No:	20/02390/LBA
Site Location:	Liberal Democrats, 31 James Street West, City Centre, Bath
Ward: Kingsmead	Parish: N/A LB Grade: II
Application Type:	Listed Building Consent (Alts/exts)
Proposal:	External alterations for the remodelling of the front garden to include the installation of a new lifting platform
Constraints:	Article 4 Bath Demolition Wall, Article 4 Reg 7: Estate Agent, Article 4 HMO, Agric Land Class 3b,4,5, Air Quality Management Area, Policy B2 Central Area Strategic Policy, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, Conservation Area, Policy CP9 Affordable Housing Zones, Flood Zone 2, Listed Building, LLFA - Flood Risk Management, MOD Safeguarded Areas, Policy NE1 Green Infrastructure Network, Policy NE5 Ecological Networks, SSSI - Impact Risk Zones,
Applicant:	Bath And North East Somerset Liberal Democrats
Expiry Date:	3rd September 2020
Case Officer:	Helen Ellison

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 External lift colour/finish (Compliance)

Notwithstanding approved document 'Melody One - lift Specification' Rev A dated 31.07.2020 all elements of the lift shall be painted matt black and remain so for the lifetime of the development.

Reason: To safeguard features of special architectural and historical interest and preserve the character and appearance of the listed 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 Hard and Soft Landscaping (Compliance)

All Hard and soft landscape works shall be carried out in accordance with approved Drwg. No. 4142 - 0017B 'Lift plan sections and elevations - as proposed' dated 31.07.2020. 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 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 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 safeguard the character and appearance of the listed building and its setting 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 Materials - Submission of Schedule and Samples (Bespoke Trigger)

No remodelling of the front garden planters shall commence until a schedule of materials (to include wall and paving stones, and, mortar specification), and samples of the materials to be used in the construction of the external surfaces, 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: To safeguard the character and appearance of the listed 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 Railings (Compliance)

The existing railings located to the rear of the premises shall be relocated and re-used as surround to the front garden in accordance with drawing no. 4142 - 0017B. The new gates and any shortfall in railings shall be made to match the relocated/re-used railings in size, design, detail, materials, colour and finish. All railings and gates shall be permanently retained as installed for the lifetime of the development.

Reason: To safeguard the character and appearance of the listed building and its setting 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:

This decision relates to the following drawings and documents;

Date: 09.07.2020 Drwg. No. 4142 - 001A Drwg. title: Location plan

Date: 31.07.2020 Drwg. No. 4142 - 0016A Drwg. title: Plan, elevation & sections - as existing

Date: 17.08.2020 Drwg. No. 4142 - 0017B Drwg. title: Plan, elevation & sections - as proposed

Date: 31.07.2020 Doc. title: Melody one lift specification Rev A

Condition Categories

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Permit/Consent Decision Making Statement

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