

## PLANNING COMMITTEE

### Minutes of the Meeting held

Wednesday, 10th March, 2021, 11.00 am

**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

#### 86 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

There were no apologies for absence.

#### 87 DECLARATIONS OF INTEREST

The following declarations were made:

- Cllr Davis stated that, with regard to application nos. 20/00914/FUL and 20/00806/LBA - Keynsham Conservative Club, 22 High Street, Keynsham - the Keynsham Conservative Club was not the same as the Conservative Party and, although she and Cllr Clarke are members of the Conservative Party, they are not members of the Keynsham Conservative Club.
- Cllr Craig stated that she would speak as Ward Councillor, in favour of application nos. 20/04801/LBA and 20/04802/AR – Friends Meeting House, York Street Bath. Cllr Craig stated that she would not take part in the debate or vote on these applications.

#### 88 TO ANNOUNCE ANY URGENT BUSINESS AGREED BY THE CHAIRMAN

There was no urgent business.

#### 89 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.

#### 90 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 10 February 2021 were confirmed and agreed as a correct record.

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

The Committee considered:

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

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

**Item Nos. 1 & 2**

**Application Nos. 20/00914/FUL and 20/00806/LBA**

**Site Location: Keynsham Conservative Club, 22 High Street, Keynsham – Installation of replacement windows on front elevation (Retrospective). External alterations for the installation of replacement windows (Regularisation)**

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

The Secretary of the Conservative Club spoke in favour of the applications.

In response to a question the Case Officer confirmed that the replacement sash windows would be of a slimline design.

Cllr Clarke, local ward member, stated that he was not aware of any objections to this application and felt that the replacement windows would benefit both this building and the surrounding listed buildings. He moved the officer recommendation to grant planning permission which was seconded by Cllr MacFie. He also moved the officer recommendation to grant listed building consent which was seconded by Cllr Jackson.

Cllr Jackson stated that this was an excellent solution which would improve the Conservation Area and the high street.

The motions were put to the vote and it was **RESOLVED** unanimously to **PERMIT** the planning application and to **GRANT** listed building consent.

**Item No. 3**

**Application No. 20/04939/FUL**

**Site Location: 30A Lyncombe Hill, Lyncombe, Bath, BA2 4PQ – Erection of mansard roof with living accommodation following demolition of side extension to the house**

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

The applicant spoke in favour of the application.

The Case Officer then responded to questions as follows:

- Abbey Lodge has a courtyard in front of 30A Lyncombe Hill which is used as a parking area. There is also Zone 3 residents' permit parking on Lyncombe Hill. Cycle storage would be provided, and the site is in a sustainable location within walking distance of the city centre, bus station and railway station. The Highways Officer confirmed that his team had raised no objections to the proposal.
- 30A Lyncombe Hill is an independent dwelling and not part of Abbey Lodge.
- If members were minded to permit the application then a condition could be included to ensure the construction of a bicycle and bin store.
- The only way the applicants can obtain the required amount of accommodation is by means of a mansard roof or other roof alteration, however, this needs to be balanced against the resulting harm and in this instance is not considered acceptable.
- The proposed windows would be made of aluminium and there are a variety of dormer window styles in Oxford Terrace. If required a condition could be included requiring the windows to be constructed of wood rather than aluminium.
- The Team Manager, Planning and Enforcement, explained that the application before the Committee was for full planning permission. For this reason, the Committee could not decide to grant outline planning permission.

Cllr MacFie felt that the current building was poor and should be replaced. The key issue was the visibility of the windows. He felt that the proposal would improve the view.

Cllrs Rigby and Davis noted that members had raised queries regarding a number of details and felt that it would be helpful to defer consideration of the application to enable officers to provide further information.

Cllr Rigby then moved that consideration of the application be deferred pending a site visit to enable any potential conditions to be fully considered. This was seconded by Cllr Jackson who felt that this would help members to ascertain the impact of the mansard roof and how the buildings were spatially connected.

Cllr Hodge queried the need for a site visit and pointed out that the three key issues that needed to be addressed by condition were:

- Roofing materials.
- Window materials – requesting wood rather than aluminium.
- The construction of a bicycle and bin store.

The motion was put to the vote and it was RESOLVED by 7 votes in favour, 2 votes against and 1 abstention to DEFER consideration of the application pending a SITE VISIT.

**Item Nos. 4 & 5**

**Application Nos. 20/04801/LBA and 20/04802/AR**

**Site Location: Friends Meeting House, York Street, Bath – External alterations for the installation of 4 hand painted timber signs fixed onto side and front elevations and 1 hand painted sign applied over existing painted signage to portico. Installation of 4 hand painted timber signs fixed onto side and front elevations and 1 hand painted sign applied over existing painted signage portico.**

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

The applicants spoke in favour of the application.

Cllr Sue Craig, local ward member, spoke in favour of the application. She noted that the Committee should assess potential harm to the World Heritage Site and weigh this against the public benefits of the proposal. The building has only been used for occasional events over the last few years. There are plans to develop this part of the city to enable a more vibrant café culture. She welcomed the move of the Toppings bookstore to this part of Bath. She noted that the applicants were investing in the building and felt that the proposed signage was necessary, tasteful and acceptable in size and mass. Traditional materials would be used and there is an eclectic mix of signs in the area.

*(Note: Having spoken in favour of the application as local ward member, Cllr Craig took no further part in the debate and did not vote).*

The Case Officer then responded to questions as follows:

- The date of construction is visible on the building above the frieze and is part of the fabric of the building.
- The proposal is to paint over the ghost signage. The Case Officer would have preferred another option, such as placing new signage over the top of the existing signage rather than removing it completely.
- The lift at the entrance to the building would be retained.
- If required a condition could be included regarding the specific colour palette to be used on the signage.

Cllr Hounsell welcomed the relocation of Toppings to York Street and he felt that this was a good use of the building. There was a balance to be struck between heritage and a live building. The Friends Meeting House is no longer used for its original purpose and it is important to be clear as to its use. He felt that the proposal was tasteful and appropriate and that suitable conditions could be imposed as necessary. He then moved that the committee delegate to permit the application. This was seconded by Cllr MacFie.

Cllr Rigby was disappointed that this application was being considered by the Committee. She felt that there should have been further negotiation to reach an agreement regarding the signage. She acknowledged the fact that a commercial entity must promote themselves but felt that ghost signs were very important.

Cllr Jackson stated that she supported the officer recommendation as this is a

landmark building within the city of Bath with a long and interesting history.

Cllr Hughes welcomed the proposed use of the building but felt that the fabric of the building should not be damaged.

Cllr Clarke admired the venture but was disappointed that the applicants had not reached a mutual agreement with officers regarding appropriate signage. He felt that the proposed signage was unsuitable in this location and stressed the importance of protecting heritage buildings within the city of Bath.

Cllr Hodge was very positive about the move of Toppings to its new accommodation. However, she felt that the applicants should come back with a new proposal and felt that the ghost sign should be preserved.

Cllr Davis felt that the proposed signage was not currently acceptable and hoped that a solution could be found through further discussion.

Cllr McCabe was concerned at the proposal to paint over the existing sign.

The Team Manager, Planning and Enforcement, explained that the current signage was actually painted in the early 1980's and not what would conventionally be considered "Ghost Signage". However, whilst the current signage was not an original historic sign, there was evidence that there had been similar signage in the past and it has been repainted a number of times over the years so should be considered in the context of the historic sign as part of the narrative of the building. Harm to the building would be less than substantial but would still be significant.

Cllr Hounsell stated that, having listened to the debate, he would withdraw his motion to delegate to permit the application as this was very unlikely to be agreed. The seconder, Cllr MacFie, consented to this withdrawal.

Cllr Jackson then moved the officer recommendations to refuse. The proposal to refuse advertisement consent was seconded by Cllr Rigby and the proposal to refuse listed building consent was seconded by Cllr Clarke.

The motion was put to the vote and it was RESOLVED by 7 votes in favour and 2 votes against to REFUSE advertisement consent and by 7 votes in favour, 1 vote against and 1 abstention to REFUSE listed building consent.

#### **Item No. 6**

##### **Application No. 20/04390/FUL**

**Site Location: Crewcroft Barn, Hinton Hill, Hinton Charterhouse, Bath – Conversion of stone barn and replacement of existing timber clad extension at Crewcroft Barn to provide a (straw bale) Passivhaus standard dwelling (Resubmission).**

The Chair explained that this application had been withdrawn from the agenda and would be deferred until the next meeting.

**Item No. 7**

**Application No. 20/04720/FUL**

**Site Location: 143 Calton Road, Lyncombe, Bath, BA2 4PP – Erection of 2 townhouses following demolition of existing 1 bed apartment.**

The Case Officer reported on the application and her recommendation to permit. She informed the Committee that further comments had been received since the publication of the agenda objecting to the proposal and raising concerns about overshadowing.

A local resident spoke against the application.

The agent spoke in favour of the application.

Cllr Alison Born, local ward member, spoke against the application. She pointed out that 30 local residents have objected to the application and no-one has supported it. She felt that the application represents over-development of the site and would limit the amenity of a number of neighbouring properties. She raised concerns regarding disruption during the period of development, overlooking and overshadowing of properties on St Mark's Road and the dominant nature of the new houses. There would be no parking for the occupants of the new dwellings and no external space.

Officers then responded to questions as follows:

- The extant permission, which was granted in 2017, is for an identical scheme and therefore constitutes a material planning consideration. This application seeks to effectively extend the life of the existing permission.
- The extant permission is a very significant material consideration. There has been no change in policy or circumstances since it was granted.
- If the Committee voted to refuse planning permission then this would be very difficult to defend if there were an appeal and the Council would be at risk of having costs awarded against it. The applicant could still begin work under the existing permission which is extant until 1 May 2021.
- Whilst the Council's declaration of a climate emergency is a material consideration, the planning policies remain the same. There is currently no specific planning policy relating to the climate emergency.
- To depart from the original decision, members would have to identify a material change in policy or circumstance which would be defensible at appeal.
- The rear gardens would consist of a timber decked area similar to the existing garden.
- There is a pavement on the other side of the road from the property. There is also a small recess which would provide an external porch area.
- The Highways Officer confirmed that Highways have not raised any objections to the application. The development would be for new-build dwellings in an existing parking zone and occupants would not be eligible to apply for a residents' permit in Zone 3. The residents would have to park outside of the residents' permit zone.
- The planning permission was originally due to expire in October 2020, however, due to the Covid-19 pandemic, the Government passed legislation which extended the permission until May 2021.

Cllr Hughes felt that this should be considered as a completely new application as the make-up of the Planning Committee is now very different to the one that made the previous decision.

Cllr MacFie felt that this was a frustrating position for the Committee as the majority of current members had not been involved in the original decision. However, he acknowledged that there were not sufficient reasons to make a strong case for refusal.

Cllr Hodge felt that the climate emergency declaration amounted to a change of circumstances and felt that this Committee should be free to express its view on the application. She was concerned at the lack of green space.

Cllr Jackson then moved the officer recommendation to permit. She felt that the proposal would be an improvement on the existing building and would improve the Conservation Area. This was seconded by Cllr MacFie.

Cllr Rigby stated that this was a very difficult situation and that she would not have supported the original application. However, she noted that the Council, as an organisation, must be consistent in its decision making. As she wished to avoid any cost to the Council, she stated that she would actively abstain from the vote.

Cllr Hughes stated that he would have preferred a site visit as he felt that the design was overbearing and would have a detrimental effect on the properties below.

Cllr Hounsell stated that the proposed development would be an improvement on the existing building and felt that the Committee did not have strong enough reasons to refuse permission.

The motion was put to the vote and it was RESOLVED by 4 votes in favour, 2 votes against and 3 abstentions to PERMIT the application.

*(Note: Cllr Clarke did not vote on this application as he lost connection and missed part of the debate).*

## 92 **POLICY DEVELOPMENT**

There were no policy development items.

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

The Committee considered the appeals report. The Team Manager, Planning and Enforcement, agreed to send details of the appeal decision for 231 Wellsway, Bath, to committee members.

RESOLVED to NOTE the report.

The meeting ended at 3.07 pm

Chair .....

Date Confirmed and Signed .....

**Prepared by Democratic Services**

# **BATH AND NORTH EAST SOMERSET COUNCIL**

## **Planning Committee**

**Date 10th March 2021**

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

ITEM

#### **ITEMS FOR PLANNING PERMISSION**

| <b>Item No.</b> | <b>Application No.</b> | <b>Address</b>                    |
|-----------------|------------------------|-----------------------------------|
| <b>002</b>      | <b>20/00806/LBA</b>    | <b>Keynsham Conservative Club</b> |

Please note missing paragraph from the Officers Report;

*“There is a duty under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act to pay special attention to the preservation or enhancement of the character of the surrounding conservation area. In this case the windows will preserve the character of the conservation area and for this reason is recommended for consent.”*

| <b>Item No.</b> | <b>Application No.</b> | <b>Address:</b>                 |
|-----------------|------------------------|---------------------------------|
| <b>003</b>      | <b>20/04939/FUL</b>    | <b>30A Lyncombe Hill, Bath.</b> |

1no. additional comment has been received from Bath Preservation Trust as follows;

BPT objected to a previous iteration of the scheme in 2018 (see 18/04240/FUL). We additionally commented on resubmitted applications 20/03069/FUL & 20/03118/LBA in support of the improved fenestration details and simplified elevational treatment, whilst continuing to highlight the awkward interaction of the proposed mansard roof with the 1886 wing extension and partial obscuration of windows in the south elevation. Therefore, we maintain that the principle of development on this site is acceptable, subject to assessment of height, massing, and design, use of materials, and their associated impact on the listed building.

With regards to the unaltered design aspects of the application, we reiterate our previous comments as previously submitted to applications 20/03069/FUL & 20/03118/LBA as follows: “We are pleased to see that our previous comments have been positively incorporated into a revised design. In particular, the retention of the round windows and the insertion of French doors more in keeping with the established fenestration style of the 1886 wing extension has significantly reduced proposed visual harm to a listed building. We note the drastic reduction of the windows and doors on the proposed east elevation, and although they do remain considerable in size, the use of plain glazing is less visually distracting than the previously proposed crittal-style fenestration.

“We further note the improvements made to the roof in the change of zinc to slate, although we would recommend that the proposed type of slate is confirmed with the planning officer as part of this application. The dormer windows have an improved setting visually ‘grounded’ behind the parapet rather than ‘floating’ mid-way up the roof.”

Whilst the retained proposal of a mansard roof would continue to partially obscure the south elevation of the 1886 wing, the revised reductions in roof height and width are a notable improvement to the scheme and would better reveal the southern elevation’s windows. No material harm or intervention is proposed to the windows. The increased gap created from the 1886 wing means the proposal can be better read as a separate dwelling in close range views, whilst remaining suitably recessive in scale and design and without significant architectural conflict.

The landscape of Lyncombe Hill is characterised by its large Georgian and Victorian dwellings set into the hillside, with semi-detached townhouses and terraces designed to look like individually positioned villas in their wooded landscape setting. The panoramic views from Widcombe to the east are characterised by a medium density of designed, ‘standalone’ development in Bath vernacular such as Bath stone. The area’s roofscape is of particular visual prominence, of a mix of hipped or M-shaped pitched natural slate roofs with some instances of mansard roofs such as 30 Abbey Lodge. As a result, the proposed addition of a slate mansard roof would be more in keeping with the area’s roofscape and material context, although the consequent increased height of the building would result in an increased visual prominence in landscape views and a potential for harm.

However, it appears that the landscape visuals provided are outdated and instead show the previous, refused roofline as proposed. We suggest this is therefore updated to highlight how the reduction in roof height and scale appears within its wider landscape context for the benefit of the case officer.

**Members should note that the landscape visuals that are referred to in BPT’s comments have been revised and submitted by the applicants.**

In addition, it should be made clear that the neighbours objection comments are not fully printed in the report. They are repeated below in full to avoid further confusion;

Comment Reference: 312503

Nature of comment: Objection.

Comment: Further to our comments on the previous planning application, we continue to support the redevelopment of the current derelict building, 30A.

However, we remain concerned that once rebuilding works are complete, that the area between our house, no.32 and 30a could still potentially be used as a car parking space. While we were pleased to see on the plan that this area has a proposed bin and cycle storage, as timber constructions these could be considered temporary and therefore not prevent car parking in the area in the longer term. A railing is also marked on the floor plan which further gives us confidence. We would like to ensure that any building works, once complete, fulfil these plans.

However, we draw your attention to the letter from the Highway’s Agency which requests that the applicant submit a plan indicating a single off-street parking space for no. 30a. We cannot locate a plan showing any proposed off-street car parking arrangement and associated turning area and feel this request has not been supported in the planning application.

Our objection to a car parking space remains as there appears to be inconsistency between the letter from the Highway's Agency request for off-street parking to be on a plan and no such plan submitted as part of the planning application. Until this is resolved, we remain concerned that the area could be used as a car parking space. As outlined in our comments on the previous planning application, the risk of both injury to our children or ourselves while accessing our main door as well as damage to the corner stones of our home are of concern.

Otherwise, we have no objections to the proposed redevelopment of the building of 30A.

| <b>Item No.</b> | <b>Application No.</b> | <b>Address:</b>                   |
|-----------------|------------------------|-----------------------------------|
| <b>005</b>      | <b>20/04802/AR</b>     | <b>Friends Meeting House Bath</b> |

Members are advised that s66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 does not apply in this case, and it would also appear that paragraphs 193 and 196 of the NPPF may not apply either. The relevant law is the Town and Country Planning Act 1990 and the Town and Country Planning (Control of Advertisements) Regulations 2007. Regulation 3(2) states:

“(a)factors relevant to amenity include the general characteristics of the locality, including the presence of any feature of historic, architectural, cultural or similar interest;”

The NPPF states:

“132. The quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.”

Therefore, the impact of the proposal upon the historic environment, specifically listed buildings, the conservation area and the World Heritage Site are material considerations to which great weight should be given and, to that extent, the analysis in the main report remains relevant.

| <b>Item No.</b> | <b>Application No.</b> | <b>Address</b>                   |
|-----------------|------------------------|----------------------------------|
| <b>007</b>      | <b>20/04720/FUL</b>    | <b>143 Calton Road, Lyncombe</b> |

2 additional comments have been submitted after the Committee Agenda was published. They can be viewed in full on the website. The main points are summarised as follows:

- Access along Alexandra Road is unsuitable for larger vehicles as shown this week when OpenReach were undertaking works on Calton Road
- Pavement being used for construction vehicle parking will cause highway safety issues
- Parking for dwellings not provided but this is not a unequivocal denial of permits
- Concerns regarding the Construction Method Statement (retaining wall)
- Structural surveyors have questioned information within it

- Understand this may fall outside the scope of planning but raises questions about the integrity of the application

In addition, photos have been received from a resident who lives at one of the properties on St Marks Road, showing the view from their garden towards the site. These are dated 2<sup>nd</sup> March and are available to view online.

**BATH AND NORTH EAST SOMERSET COUNCIL**

**MEMBERS OF THE PUBLIC AND REPRESENTATIVES SPEAKING AT THE  
VIRTUAL MEETING OF THE PLANNING COMMITTEE ON WEDNESDAY 10  
MARCH 2021**

| <b>MAIN PLANS LIST</b> |  |   |                    |
|------------------------|--|---|--------------------|
| <b>ITEM NO.</b>        | <b>SITE NAME</b>   | <b>NAME</b>                               | <b>FOR/AGAINST</b> |
| 1 & 2                  | Keynsham<br>Conservative Club, 22<br>High Street, Keynsham | Dave Johnson (Applicant)                  | For (6 minutes)    |
| 3                      | 30A Lyncombe Hill,<br>Lyncombe, Bath                       | Tim and Anette Simpson<br>(Applicants)    | For                |
| 4 & 5                  | Friends Meeting House,<br>York Street, Bath                | Hugh and Cornelia Topping<br>(Applicants) | For (6 minutes)    |
|                        |  | Cllr Sue Craig (Local Ward<br>Member)     | For                |
| 7                      | 143 Calton Road,<br>Lyncombe, Bath, BA2<br>4PP             | Teresa Hopper                             | Against            |
|                        |  | Simon Chambers (Agent)                    | For                |
|                        |  | Cllr Alison Born (Local Ward<br>Member)   | Against            |

This page is intentionally left blank

**BATH AND NORTH EAST SOMERSET COUNCIL**

**PLANNING COMMITTEE**

**10th March 2021**

**DECISIONS**

|                             |   |                     |
|-----------------------------|---|---------------------|
| <b>Item No:</b>             | 01  |                     |
| <b>Application No:</b>      | 20/00914/FUL  |                     |
| <b>Site Location:</b>       | Keynsham Conservative Club , 22 High Street, Keynsham, Bristol  |                     |
| <b>Ward:</b> Keynsham North | <b>Parish:</b> Keynsham Town Council  | <b>LB Grade:</b> II |
| <b>Application Type:</b>    | Full Application  |                     |
| <b>Proposal:</b>            | Installation of replacement windows on front elevation (Retrospective).   |                     |
| <b>Constraints:</b>         | Agric Land Class 3b,4,5, Air Quality Management Area, Conservation Area, Policy CP12 Centres and Retailing, Policy CP9 Affordable Housing Zones, Policy CR3 Primary Shopping Areas, District Heating Priority Area, Housing Development Boundary, Listed Building, Policy NE1 Green Infrastructure Network, Policy NE5 Ecological Networks, SSSI - Impact Risk Zones, Policy ST8 Safeguarded Airport & Aerodro, |                     |
| <b>Applicant:</b>           | Dave Johnson/Derek Butler   |                     |
| <b>Expiry Date:</b>         | 26th August 2020  |                     |
| <b>Case Officer:</b>        | Caroline Power  |                     |

**DECISION PERMIT**

**1 Special Time Limit (Compliance)**

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

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

**2 Plans List (Compliance)**

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

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

**PLANS LIST:**

|                 |             |              |                            |
|-----------------|-------------|--------------|----------------------------|
| Revised Drawing | 28 Oct 2020 | 002 A        | EXISTING ELEVATION - NORTH |
| Revised Drawing | 28 Oct 2020 | 003 A        | PROPOSED ELEVATION - NORTH |
| Revised Drawing | 01 Feb 2021 | HAW- Q5748 A | SASH WINDOW DETAILS        |
| OS Extract      | 24 Feb 2020 |              | LOCATION PLAN              |

## **Condition Categories**

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

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

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

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

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

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

Where approval of further information is required you will need to submit an application to Discharge Conditions and pay the relevant fee via the Planning Portal at [www.planningportal.co.uk](http://www.planningportal.co.uk) or post to Planning Services, Lewis House, Manvers Street, Bath, BA1 1JG.

## **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](http://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.

The applicant is informed that this approved work shall be carried out in line with the approved plans within six months of the date of this application being approved. Failure to do so may result in Enforcement action being taken.

### Submission of Samples

Any samples required by condition should not be delivered to the Council's offices. Please can you ensure that samples are instead available for inspection on site - as soon as the discharge of condition application has been submitted. If you wish to make alternative arrangements please contact the case officer direct and also please make this clear in your discharge of condition application.

|                             |   |                     |
|-----------------------------|---|---------------------|
| <b>Item No:</b>             | 02  |                     |
| <b>Application No:</b>      | 20/00806/LBA  |                     |
| <b>Site Location:</b>       | Keynsham Conservative Club , 22 High Street, Keynsham, Bristol  |                     |
| <b>Ward:</b> Keynsham North | <b>Parish:</b> Keynsham Town Council  | <b>LB Grade:</b> II |
| <b>Application Type:</b>    | Listed Building Consent (Alts/exts)   |                     |
| <b>Proposal:</b>            | External alterations for the installation of replacement windows (Regularisation).  |                     |
| <b>Constraints:</b>         | Agric Land Class 3b,4,5, Air Quality Management Area, Conservation Area, Policy CP12 Centres and Retailing, Policy CP9 Affordable Housing Zones, Policy CR3 Primary Shopping Areas, District Heating Priority Area, Housing Development Boundary, Listed Building, Policy NE1 Green Infrastructure Network, Policy NE5 Ecological Networks, SSSI - Impact Risk Zones, Policy ST8 Safeguarded Airport & Aerodro, |                     |
| <b>Applicant:</b>           | Dave Johnson/Derek Butler   |                     |
| <b>Expiry Date:</b>         | 26th August 2020  |                     |
| <b>Case Officer:</b>        | Caroline Power  |                     |

### DECISION CONSENT

#### 1 Time Limit - Listed Building Consent (Compliance)

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

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

#### 2 Joinery Details (Bespoke Trigger)

No installation of the approved sash windows shall commence until the LPA has inspected one of the replacement windows on site and approved it in writing by the Local Planning Authority. Thereafter the work shall only be carried out in accordance with the approved joinery.

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

### **3 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:**

Revised Drawing 28 Oct 2020 002 A EXISTING ELEVATION - NORTH  
Revised Drawing 28 Oct 2020 003 A PROPOSED ELEVATION - NORTH  
Revised Drawing 01 Feb 2021 HAW- Q5748 A SASH WINDOW DETAILS  
OS Extract 24 Feb 2020 LOCATION PLAN

### **Condition Categories**

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

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

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

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

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

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

Where approval of further information is required you will need to submit an application to Discharge Conditions and pay the relevant fee via the Planning Portal at [www.planningportal.co.uk](http://www.planningportal.co.uk) or post to Planning Services, Lewis House, Manvers Street, Bath, BA1 1JG.

### **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](http://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.

The applicant is informed that this approved work shall be carried out in line with the approved plans within six months of the date of this application being approved. Failure to do so may result in Enforcement action being taken.

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

## Submission of Samples

Any samples required by condition should not be delivered to the Council's offices. Please can you ensure that samples are instead available for inspection on site - as soon as the discharge of condition application has been submitted. If you wish to make alternative arrangements please contact the case officer direct and also please make this clear in your discharge of condition application.

|                                    |   |                     |
|------------------------------------|---|---------------------|
| <b>Item No:</b>                    | 03  |                     |
| <b>Application No:</b>             | 20/04939/FUL  |                     |
| <b>Site Location:</b>              | 30A Lyncombe Hill, Lyncombe, Bath, Bath And North East Somerset   |                     |
| <b>Ward:</b> Widcombe And Lyncombe | <b>Parish:</b> N/A  | <b>LB Grade:</b> II |
| <b>Application Type:</b>           | Full Application  |                     |
| <b>Proposal:</b>                   | Erection of mansard roof with living accommodation following demolition of side extension to the house                                    |                     |
| <b>Constraints:</b>                | 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, Listed Building, MOD Safeguarded Areas, Policy NE5 Ecological Networks, SSSI - Impact Risk Zones,

**Applicant:** Mr & Mrs T SIMPSON  
**Expiry Date:** 16th February 2021  
**Case Officer:** Caroline Power

### Deferred awaiting Site Visit/Info

|                          |   |                     |
|--------------------------|---|---------------------|
| <b>Item No:</b>          | 04  |                     |
| <b>Application No:</b>   | 20/04801/LBA  |                     |
| <b>Site Location:</b>    | Friends Meeting House, York Street, City Centre, Bath   |                     |
| <b>Ward:</b> Kingsmead   | <b>Parish:</b> N/A  | <b>LB Grade:</b> II |
| <b>Application Type:</b> | Listed Building Consent (Alts/exts)   |                     |
| <b>Proposal:</b>         | External alterations for the installation of 4no. hand painted timber signs fixed onto side and front elevations and 1no. hand painted sign applied over existing painted signage to portico.   |                     |
| <b>Constraints:</b>      | 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, Policy CR3 Primary Shopping Areas, Listed Building, MOD Safeguarded Areas, Policy NE1 Green Infrastructure Network, SSSI - Impact Risk Zones, |                     |
| <b>Applicant:</b>        | Topping & Company Booksellers Limited   |                     |
| <b>Expiry Date:</b>      | 11th March 2021   |                     |
| <b>Case Officer:</b>     | Caroline Waldron  |                     |

### DECISION REFUSE

1 The proposed signboards and advertising painted across the frieze would by reason of the number, individual size, positioning and cumulative impact, result in an intensive level of visually intrusive commercial signage having a harmful impact on the character and significance of the listed building and the character and appearance of the wider streetscene and conservation area contrary to the Planning (Listed Buildings and Conservation Areas ) Act 1990, Place Making Plan policies HE1, D2 and D9, the NPPF and published Historic England advice.

2 The proposed overpainting of the "Friends Meeting House" name would by concealing key evidence about the buildings historic narrative cause harm to the character and significance of the listed building and the character and appearance of the wider streetscene and conservation area contrary to the Planning (Listed Buildings and

Conservation Areas ) Act 1990, Place Making Plan policy HE1, the NPPF and published Historic England advice.

3 The proposed overpainting of the "Friends Meeting House" name with the blue and yellow colour scheme at a prominent high level on the building would disrupt the integrity and harmony of the existing design in a way that causes harm to the character and significance of the listed building and the character and appearance of the wider streetscene and conservation area contrary to the Planning (Listed Buildings and Conservation Areas ) Act 1990, Place Making Plan policy HE1, D2 and D9, the NPPF and published Historic England advice.

#### **PLANS LIST:**

Drawings

|             |             |                                |
|-------------|-------------|--------------------------------|
| 15 Dec 2020 | 125 1001 P1 | LOCATION PLAN                  |
| 18 Feb 2021 | 125 3116 P4 | PROPOSED EXTERNAL SIGNAGE PLAN |
| 18 Feb 2021 | 125 3122 P2 | PROPOSED SIGNAGE VISUAL        |

#### **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](http://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.

In determining this application the Local Planning Authority considers it has complied with the aims of paragraph 38 of the National Planning Policy Framework. Notwithstanding informal advice offered by the Local Planning Authority the submitted application was unacceptable for the reasons outlined above and the applicant was advised that the application was to be recommended for refusal unless amendments to the scheme were supplied. The applicant was unable to submit revisions in a timely manner, and did not choose to withdraw the application. Having regard to the need to avoid unnecessary delay the Local Planning Authority moved forward and issued its decision.

|                          |   |                     |
|--------------------------|---|---------------------|
| <b>Item No:</b>          | 05  |                     |
| <b>Application No:</b>   | 20/04802/AR   |                     |
| <b>Site Location:</b>    | Friends Meeting House, York Street, City Centre, Bath |                     |
| <b>Ward:</b> Kingsmead   | <b>Parish:</b> N/A                                    | <b>LB Grade:</b> II |
| <b>Application Type:</b> | Advertisement Consent                                 |                     |

|                      |   |
|----------------------|---|
| <b>Proposal:</b>     | Installation of 4no. hand painted timber signs fixed onto side and front elevations and 1no. hand painted sign applied over existing painted signage to portico.  |
| <b>Constraints:</b>  | 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, Policy CR3 Primary Shopping Areas, Listed Building, MOD Safeguarded Areas, Policy NE1 Green Infrastructure Network, SSSI - Impact Risk Zones, |
| <b>Applicant:</b>    | Topping & Company Booksellers Limited   |
| <b>Expiry Date:</b>  | 11th March 2021   |
| <b>Case Officer:</b> | Caroline Waldron  |

## **DECISION REFUSE**

1 The proposed signboards and advertising across the frieze would by reason of the number, individual size, positioning and cumulative impact result in an intensive level of visually intrusive commercial signage having a harmful impact on the character and significance of the listed building and the character and appearance of the wider streetscene and conservation area contrary to the Planning (Listed Buildings and Conservation Areas ) Act 1990, Place Making Plan policies HE1, D2 and D9, the NPPF and published Historic England advice.

2 The proposed overpainting of the "Friends Meeting House" name with the blue and yellow colour scheme at a prominent high level on the building would disrupt the integrity and harmony of the existing design in a way that causes harm to the character and significance of the listed building and the character and appearance of the wider streetscene and conservation area contrary to the Planning (Listed Buildings and Conservation Areas ) Act 1990, Place Making Plan policy HE1, D2 and D9, the NPPF and published Historic England advice.

### **PLANS LIST:**

#### Drawings

|             |             |                                |
|-------------|-------------|--------------------------------|
| 15 Dec 2020 | 125 1001 P1 | LOCATION PLAN                  |
| 18 Feb 2021 | 125 3116 P4 | PROPOSED EXTERNAL SIGNAGE PLAN |
| 18 Feb 2021 | 125 3122 P2 | PROPOSED SIGNAGE VISUAL        |

### **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](http://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.

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

|                             |   |                      |
|-----------------------------|---|----------------------|
| <b>Item No:</b>             | 06  |                      |
| <b>Application No:</b>      | 20/04390/FUL  |                      |
| <b>Site Location:</b>       | Crewcroft Barn, Hinton Hill, Hinton Charterhouse, Bath  |                      |
| <b>Ward:</b> Bathavon South | <b>Parish:</b> Hinton Charterhouse  | <b>LB Grade:</b> N/A |
| <b>Application Type:</b>    | Full Application  |                      |
| <b>Proposal:</b>            | Conversion of stone barn and replacement of existing timber clad extension at Crewcroft Barn to provide a (straw bale) Passivhaus standard dwelling (Resubmission).   |                      |
| <b>Constraints:</b>         | Agric Land Class 3b,4,5, Policy CP8 Green Belt, Policy CP9 Affordable Housing Zones, Policy NE1 Green Infrastructure Network, Policy NE2 AONB, Policy NE5 Ecological Networks, Policy NE5 Strategic Nature Areas, SSSI - Impact Risk Zones, |                      |
| <b>Applicant:</b>           | Mr William Drewett  |                      |
| <b>Expiry Date:</b>         | 29th January 2021   |                      |
| <b>Case Officer:</b>        | Chloe Buckingham  |                      |

### Deferred until next committee

|                                    |  |                      |
|------------------------------------|--|----------------------|
| <b>Item No:</b>                    | 07   |                      |
| <b>Application No:</b>             | 20/04720/FUL   |                      |
| <b>Site Location:</b>              | 143 Calton Road, Lyncombe, Bath, Bath And North East Somerset                |                      |
| <b>Ward:</b> Widcombe And Lyncombe | <b>Parish:</b> N/A   | <b>LB Grade:</b> N/A |
| <b>Application Type:</b>           | Full Application   |                      |
| <b>Proposal:</b>                   | Erection of 2no townhouses following demolition of existing 1 bed apartment. |                      |

|                      |  |
|----------------------|--|
| <b>Constraints:</b>  | 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, British Waterways Major and EIA, Conservation Area, Policy CP9 Affordable Housing Zones, HMO Stage 1 Test Area (Stage 2 Test Req), MOD Safeguarded Areas, Policy NE1 Green Infrastructure Network, Policy NE5 Ecological Networks, River Avon and Kennet & Avon Canal, SSSI - Impact Risk Zones, |
| <b>Applicant:</b>    | Mr James Rees  |
| <b>Expiry Date:</b>  | 15th March 2021  |
| <b>Case Officer:</b> | Isabel Daone   |

## DECISION PERMIT

### 1 Standard Time Limit (Compliance)

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

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

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

No construction of the external walls of the development shall commence until a schedule of materials and finishes, and samples of the materials to be used in the construction of the external surfaces, including limestone dressings and lintels, roofing materials, rainwater goods, metal balconettes and external joinery paint finishes, 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. In the case of the walling samples, this shall be provided on site as a constructed panel incorporating a sample of limestone dressing.

Reason: In the interests of the appearance of the development and the surrounding area in accordance with Policies D1, D2, D3, D5 and HE1 of the Bath and North East Somerset Placemaking Plan and Policy CP6 of the Bath and North East Somerset Core Strategy.

### 3 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.

### 4 Water Efficiency - Rainwater Harvesting (Pre-occupation)

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

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

#### **5 Removal of Permitted Development Rights - No extensions or alterations (Compliance)**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no extension, external alteration or enlargement of the dwelling(s) or other buildings hereby approved shall be carried out unless a further planning permission has been granted by the Local Planning Authority.

Reason: Any further extensions require detailed consideration by the Local Planning Authority to assess the impact upon residential amenity.

#### **6 Construction Management Plan (Compliance)**

The development shall be undertaken in accordance with the approved 'Construction Management Statement' submitted on 10th December and dated 19/11/18 in support of the application.

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.

#### **7 Screening (Pre-occupation)**

The development hereby approved shall not be occupied until the details of screening/means of enclosure at the rear boundary have been submitted to and approved in writing by the Local Planning Authority. These shall be installed prior to occupation of the development and permanently retained as such.

Reason: In the interest of residential and visual amenity in accordance with Policy D2 and D6 of the Bath and North East Somerset Placemaking Plan.

#### **8 Drainage (Compliance)**

The drainage design should ensure that no surface water generated as a result of the development should flow onto the highway or other neighbouring land.

Reason; This is to ensure that there is no increase in flood risk away from the development in accordance with Policy CP5 of the Bath and North East Somerset Placemaking Plan.

#### **8 Obscure glazing (Compliance)**

Notwithstanding the approved plans, the lower half of the first floor and second floor windows on the rear elevation hereby approved shall be non-opening and obscurely glazed and retained as such in perpetuity.

Reason: To safeguard the residential amenity of the neighbouring occupiers.

#### **9 Sustainable Construction (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 to the local planning authority together with the further documentation listed below:

- o Table 2.4 (Calculations);
- o Building Regulations Part L post-completion documents

Reason: To ensure that the approved development complies with Policy SCR1 of the Placemaking Plan (renewable energy) and Policy CP2 of the Core Strategy (sustainable construction).

### **10 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:

- 1419 AP(0)01. SITE LOCATION PLAN
- 1419 AP(0)04 A. EXISTING PLANS
- 1419 AP(0)05 A. EXISTING ELEVATIONS
- 1419 AP(0)06 D. PROPOSED PLANS
- 1419 AP(0)07 D. PROPOSED ELEVATIONS
- 1419 AP(0)08 A. EXISTING SECTION
- 1419 AP(0)09 A. PROPOSED SECTION
- 1419 AP(0)10. EXISTING & PROPOSED SITE PLAN

All received 10th December 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](http://www.planningportal.co.uk) or post to Planning Services, Lewis House, Manvers Street, Bath, BA1 1JG.

### **Community Infrastructure Levy**

You are advised that as of 6 April 2015, the Bath & North East Somerset Community Infrastructure Levy (CIL) Charging Schedule came into effect. **Before** commencing any development on site you should ensure you are familiar with the CIL process. If the development approved by this permission is CIL liable there are requirements to assume liability and notify the Council before development commences, failure to comply with the regulations can result in surcharges and additional payments. Full details about the CIL Charge including, amount and process for payment will be sent out in a CIL Liability Notice which you will receive shortly. Further details are available here: [www.bathnes.gov.uk/cil](http://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.

This page is intentionally left blank