

## **PLANNING COMMITTEE**

### **Minutes of the Meeting held**

Wednesday, 2nd June, 2021, 11.00 am

**Councillors:** Sue Craig (Chair), Sally Davis (Vice-Chair), Shelley Bromley, Vic Clarke, Paul Crossley, Lucy Hodge, Duncan Hounsell, Shaun Hughes, Dr Eleanor Jackson and Hal MacFie

#### **11 EMERGENCY EVACUATION PROCEDURE**

The Democratic Services Officer read out the emergency evacuation procedure.

#### **12 ELECTION OF VICE CHAIR**

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

#### **13 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

There were no apologies for absence or substitutions.

#### **14 DECLARATIONS OF INTEREST**

- Cllr Hal MacFie declared an interest in planning application no.21/01558/LBA – Liberal Democrats, 31 James Street West, Bath. This related to his work for the Liberal Democrat Party. Cllr MacFie stated that he would leave the meeting while this item was discussed.
- Cllr Sally Davis stated, for transparency as there was no conflicting interest, that with regard to application no. 21/01303/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.

#### **15 TO ANNOUNCE ANY URGENT BUSINESS AGREED BY THE CHAIRMAN**

There was no urgent business.

#### **16 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.

## 17 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 5 May 2021 were confirmed and signed as a correct record.

## 18 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 No. 1

#### Application No. 21/01163/FUL

**Site Location: Parcel 3875, Warminster Road, Bathampton, Bath – Change of use from agricultural land to dog walking paddock with associated boundary fencing, gates, parking, storage shed and shelter, as well as improvements to the existing agricultural track to provide a suitable all weather surface to connect the site entrance to the car parking area.**

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

A representative from Bathampton Parish Council spoke against the application.

The applicant spoke in favour of the application.

Cllr Sarah Warren, local ward member, spoke against the application. She expressed concerns regarding the impact of additional traffic on the dangerous A36 junction. She also highlighted the adverse impact of increased noise on local amenity, risk of dog attacks and the safety of children using the Scout Hut. There would also be an adverse impact on the ecology of the area.

Officers then responded to questions as follows:

- An application should only be refused on highway grounds if it would result in a severe impact or severe cumulative impact.
- Highways England have raised no objection to the proposal.
- The restricted width of the bridleway is considered to be satisfactory based on the estimated number of vehicles per day. Only one vehicle would be permitted per booking session and there would be a designated parking area. A traffic management plan will also be put in place.
- The Case Officer felt that the condition relating to the number of dogs using

the facility at any one time would be enforceable. It would be reliant on someone making a complaint if there was a breach of condition which could then be investigated.

- Dog waste bins would be provided.
- The application is not considered to be inappropriate development in the green belt and therefore, is acceptable in principle.
- Any nuisance caused by the use of the paddock (such as noise nuisance) could be reported to the Environmental Protection Team.
- If members had concerns about the lack of management on the site then this could be included as a reason for refusal.

Cllr Jackson expressed concerns about the management of the site and noted that the proposal could result in a loss of amenity to local residents and other dog walkers.

Cllr Davis felt that that any issues could be managed offsite with the use of appropriate technology.

Cllr Crossley moved the officer recommendation to permit. He stated that there was a need for this type of facility, and he felt that the applicant has addressed the key concerns raised. It would be difficult for someone to be on site all the time. The openness of the green belt would be maintained. This was seconded by Cllr Davis.

Cllr Hughes felt that this may be the wrong location for a dog walking facility and that a better management plan should be put in place.

Cllr Hounsell pointed out that the application does not represent inappropriate development in the green belt. There were no highways objections and a precedent would not be set as each application is considered on its own merits. The conditions provide for a site management plan and he could see no reason to object to the application.

Cllr MacFie the number of vehicle movements may have been underestimated.

Cllr Hodge felt that the proposal did not conserve or enhance the area.

The motion was put to the vote and it was RESOLVED by 6 votes in favour and 4 votes against to permit the application subject to the conditions set out in the report.

## **Item No. 2**

### **Application No. 21/00528/FUL**

**Site Location: 55 High Street, Twerton, Bath – Erection of a two-storey rear extension. Change of use from 3-bedroom residential dwelling (Use Class C3) to a 6-bedroom House in Multiple Occupation (HMO) (Use Class C4)**

The Case Officer reported on the application and his recommendation to permit. He then responded to questions as follows:

- The property is already an HMO and has permission for a two-storey side extension.
- The bulk and size of the extension is considered to be acceptable. The rear

- extension would be about double the size of the permitted side extension.
- There is one parking space on the site and the property is located close to shops and a bus stop.
- The property is not in a residents' permit parking zone.
- Parking standards do not apply to HMO properties.

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

Cllr Hodge felt that the property would be overdeveloped if the application were permitted. She stated that this could have a detrimental impact on the local area.

Cllr Hughes felt that the proposal would have a serious detrimental impact on local residents.

Cllr Jackson felt that the size of the extension was too large and would leave hardly any garden area or green amenity space. It would also have a detrimental effect on a nearby listed building.

Cllr Clarke pointed out that there is a shortage of homes in the area and felt that the objections raised were marginal.

Cllr MacFie stated that the application was policy compliant.

The motion was put to the vote and it was RESOLVED by 6 votes in favour and 4 votes against to PERMIT the application subject to the conditions set out in the report.

### **Item No. 3**

#### **Application No. 21/01409/FUL**

**Site Location: 15 St Catherine's Close, Bathwick, Bath, BA2 6BS – Erection of two-storey rear extension, loft conversion including rear dormer and front roof-light, demolition of existing single-storey garage and “pop-up” rear access and replacement with two-storey side extension. Associated external amendments, including replacement of all existing windows and front and rear landscaping.**

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

A local resident spoke against the application.

The applicant spoke in favour of the application.

Cllr Manda Rigby, local ward member, spoke against the application. She stated that the application represented overdevelopment and massing and was unsympathetic to the area. She also highlighted the adverse impact on the Conservation Area and noted that any development must protect or enhance the area. She also expressed concerns about overlooking and the proximity to the neighbouring property.

The Case Officer then responded to questions as follows:

- There is no policy that states that a property cannot be extended up to the boundary. This is a matter of judgement depending on the specific circumstances.
- There are other dormer windows in the area, although these are smaller. The Case Officer felt that the dormer window does not dominate because it is set into the eaves.
- Any overshadowing was not considered to be significant enough to warrant refusal.
- There would be no windows on the side elevation.
- Residential amenity would not be harmed significantly enough to warrant refusal.
- The property is in an elevated position and higher than no. 14 St Catherine's Close.
- The footprint would represent a 120% volume increase.
- The property has a long garden and it was not felt that the rear elevation would adversely affect residential amenity.

Cllr Hounsell noted the rooflight at the front of the property and felt that this may cause disturbance to neighbours. He felt that the dormer window was very large and that the design could be improved.

Cllr Hughes expressed concern about the dominance of the proposal over no. 14 St Catherine's Close.

Cllr Jackson expressed concern regarding the design as she felt it was out of context being such a modern design in a Conservation Area and did not conserve or enhance the area.

Cllr Hodge felt that the proposal was contrary to Policy D2 relating to character and distinctiveness as it would change the character of the area. She was also concerned at the size of the development.

Cllr Bromley felt that the large glazed area could result in light pollution.

Cllr Crossley felt that the extension would be too close to the neighbouring property and that the dormer window was too large. He then moved that the application be refused for the following reasons:

- The size of the extension.
- The impact of the development which would be overbearing and harmful to the character of the area.
- The creation of a terracing effect.
- The proposal would be contrary to policies D1 and D6.
- Harmful impact on the amenity of neighbouring residents.

This was seconded by Cllr Hodge.

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

**Item No. 4****Application No. 21/00356/FUL**

**Site Location: The Abbey Rectory, Redwood House, Trossachs Drive, Bathwick, Bath – Extensions to existing ancillary building (Retrospective).**

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

A local resident spoke against the application.

The applicant spoke in favour of the application.

Cllr Sarah Warren, local ward member, spoke against the application. She stated that trees have been removed from the site without the necessary permissions. She stated that this was a new residential unit which would not have been permitted if it had been made clear on the original application. The accommodation has a living room, kitchen and bathroom for its own use. She pointed out the loss of privacy to the neighbours and stated that the design is out of character with the area. The property is not an ancillary building but is a self-contained dwelling.

The Case Officer responded to questions as follows:

- A tree report was not required for a retrospective application.
- When judging whether a property is ancillary it was important to consider its relationship with the main dwelling including size, shared space, ownership and facilities. Consideration would be given to the nature of the occupation rather than the facilities.
- An annex must be occupied as part of the main dwelling.
- The kitchen area contains a hob and oven but no laundry facilities.
- Enforcement action could be taken if the property was routinely used as a holiday let as this would require planning permission.

Cllr Davis noted that the building was not overlooking any neighbouring properties or detrimental to residential amenity. A condition would be put in place to ensure that the development is used for purposes ancillary to the residential use of the main dwelling. She then moved the officer recommendation to permit. This was seconded by Cllr Clarke.

The motion was put to the vote and it was RESOLVED by 7 votes in favour, 2 votes against and 1 abstention to PERMIT the application subject to the conditions set out in the report.

**Item No. 5****Application No. 21/00206/LBA**

**Site Location: The Old Bank, 20 High Street, Keynsham - External alterations for the painting of the first floor on the front elevation.**

The Case Officer reported on the application and her recommendation to refuse. She then responded to questions as follows:

- In the 19<sup>th</sup> century the building would have been a muted or stone colour.
- A number of different colour schemes have been used on the building over

the years and officers would try to agree an acceptable colour scheme with the applicant.

- The black window frames were applied prior to the blue painting scheme.

Cllr Jackson moved the officer recommendation to refuse as she felt that the existing paint colour has a negative impact on the street scene, is out of character and dominant.

This was seconded by Cllr Hounsell who highlighted the responsibility involved in the management of a listed building. He felt that the colour was inappropriate in a Conservation Area.

Cllr Crossley noted that the building had been painted a number of different colours in the past and felt that the cream and blue colour added vibrancy to the street scene.

The motion was put to the vote and it was RESOLVED by 9 votes in favour and 1 vote against to REFUSE the application for the reasons set out in the report.

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

##### **Application No. 21/01303/LBA**

**Site Location: Keynsham Conservative Club, 22 High Street, Keynsham – External alterations to paint the front elevation blue, reverting back to the colour that was in existence when the building was listed in 1975 (Retrospective).**

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

The Club Secretary spoke in favour of the application.

The Case Officer confirmed that no discussions have yet taken place regarding an alternative colour for the building.

Cllr Jackson moved the officer recommendation to refuse. This was seconded by Cllr Hounsell who stated that the colour is out of keeping with a Conservation Area.

Cllr Davis hoped that a more suitable colour could be agreed following negotiation.

Cllr Crossley stated that he felt the current paint colour was acceptable.

Cllr Hodge felt that the colour should be a more muted blue.

The motion was put to the vote and it was RESOLVED by 9 votes in favour and 1 vote against to REFUSE the application for the reasons set out in the report.

*Note: At this point Cllr Hal MacFie left the meeting, having declared an interest in the following application.*

**Item No. 7**

**Application No. 21/01558/LBA**

**Site Location: Liberal Democrats, 31 James Street West, Bath – External alterations for the replacement of the front door and fanlight above with a matching design, plus the installation of secondary glazing within the ground-floor front elevation windows.**

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

Cllr Davis suggested that the existing door should be retained for re-use if possible.

Cllr Crossley moved that the Committee delegate to permit the application subject to discussions with the applicant regarding the retention of the existing door. This was seconded by Cllr Davis.

The motion was put to the vote and it was RESOLVED unanimously to DELEGATE TO PERMIT the application and to request officers to hold discussions with the applicant to explore whether the existing door could be retained and re-used and a condition imposed to that effect.

*Note: At this point Cllr Hal MacFie returned to the meeting.*

**19 POLICY DEVELOPMENT**

There were no policy development items.

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

The Committee considered the appeals report.

RESOLVED to note the report.

The meeting ended at 3.35 pm

Chair .....

Date Confirmed and Signed .....

**Prepared by Democratic Services**

**BATH AND NORTH EAST SOMERSET COUNCIL**

**Planning Committee**

**Date 2<sup>nd</sup> June 2021**

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

**ITEMS FOR PLANNING PERMISSION**

<b>Item No.</b>	<b>Application No.</b>	<b>Address</b>
001	21/01163/FUL	Parcel 3875 Warminster Road Bathampton Bath Bath And North East Somerset

**Condition wording change:**

Following further consideration, the word of Condition 8 has been revised to the following:

**{b Usage (Compliance)}**

The dog walking paddock hereby approved shall be used by no more than 6 accompanied dogs during any single booking. There shall be no more than 1 booking at any given time. No more than one vehicle shall be permitted per booking session. The operators/owners of the site shall maintain an up-to-date register of the names and addresses of all visitors to the site over the age of 18, including the purpose of their visit and shall make such information available at all reasonable times to the Local Planning Authority.

Reason: To ensure that any intensification of the site can be monitored by the Local Planning Authority in the interests of protecting the residential amenity of neighbouring occupiers and minimising motorised vehicular movements to and from the site, in accordance with policies D6 and ST7 of the Bath and North East Somerset Placemaking Plan.

<b>Item No.</b>	<b>Application No.</b>	<b>Address</b>
003	21/01409/FUL	15 St Catherine's Close Bathwick Bath Bath And North East Somerset BA2 6BS 003

### **Representations**

Two additional objection comments have been received. The full detail/text of these comments can be found on the Council's website, the main new issues raised were:

- The proposed drawings show that the existing mature hedge of holly and yew between no.15 and 15 would be removed.
- The concrete post which marks the boundary is not included in the plans.
- There are issues with the drawing of the new hipped roof. It will be built on the boundary, and the hipped roof overhangs the boundary which would be illegal. In order for rainwater to be collected, it will need gutters which would require the side extension wall to be set back from the boundary. This is not shown on the drawings
- The revised plans show that the front elevation of the side extension extends beyond the front elevation of no.14 by 1.22m, not 0.9m as mentioned in the chair report
- the distance from the rear elevation of the side extension is 0.28m not 0.4 meters.
- The recommendation to permit should be conditional to the 0.9m and 0.4m distance

### **Arboriculture**

Demolition plans indicate that the existing hedge between no.15 and 16 will be removed to allow for the landscaping works to the front of the dwelling. The hedge has been identified as an actively managed cypress which does not hold any arboricultural significance. Its removal will therefore not be harmful and is considered acceptable. An informative has been attached which regards the felling of hedges during bird nesting season.

It is also considered that the removal of the hedge will not harm the amenity of the site or neighbouring property given the separation of the properties. Consideration is also given to other dwellings within the street which do not have hedges between sites.

### **Plans and measurements**

As indicated by the objection comments, the front elevation extends beyond the front elevation of no.14 by 1.2 meters, rather than 0.9 meters as references within the committee report. The 0.9 meter projection reference is an error within the committee report. The 1.2 meter projection is accurate and is considered to not be significant enough to cause an adverse residential amenity impact with regards to overshadowing. The extension is also positioned north-east of no.14 which limits the amount of overshadowing to early mornings only. The existing tall hedge will also be retained which minimises any further impact.

Prior to revisions, the rear elevation of the two-storey side extension was aligned with the rear elevation of the host dwelling. The rear elevation of the two-story extension has been revised to be set in 0.4 meters from the rear of the host dwelling. This therefore increases the distance between no.14's side window to minimise any potential impact.

A standard condition is attached to any permitted application which ensures that the development/works shall only be implemented in accordance with the plans as set out within the attached plans list.

### **Other matters**

Concerns have been raised with regards to the drawing of the hipped roof for the proposed two-storey side extension and the eaves/guttering to allow for rainwater collection. The rainwater collection and guttering are included within an internal system so that there is no overhanging on to no.14's property. The rainwater collection system will not be visible externally.

<b>Item No.</b>	<b>Application No.</b>	<b>Address</b>
004	21/00356/FUL	The Abbey Rectory Redwood House Trossachs Drive Bathwick Bath Bath And North East Somerset BA2 6RP

### **Representations**

Additional comments have been received from a third party which detail historic permissions, use at the property and the use and appearance of the site prior to the current development being undertaken. The full detail of these comments can be found on the Council's website

Item No.	Application No.	Address
005	21/00206/LBA	The Old Bank, 20 High Street Keynsham Bristol Bath and North East

**Reason for Referral.**

In the report before this Committee it was stated that “Under the Planning Scheme of Delegation (as amended April 2020) this application is required to be considered by Committee as the Town Council supports the application”. This is incorrect. The application has been referred to this Committee under the Planning Scheme of Delegation (as amended April 2020) by the Head of Planning.

Item No.	Application No.	Address
006	21/01303/LBA	Keynsham Conservative Club 22 High Street Keynsham Bristol Bath and North East Somerset

**Reason for Referral.**

In the report before this Committee it is stated "Under the Planning Scheme of Delegation (as amended April 2020) this application is required to be considered by Committee for a decision as the application is on behalf of a **political party** and as the Town Council supports the application." I have put in bold the words that trigger the need for referral. The application has been made on behalf of the Keynsham Conservative Club.

# **BATH AND NORTH EAST SOMERSET COUNCIL**

## **MEMBERS OF THE PUBLIC AND REPRESENTATIVES SPEAKING AT THE MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 2 JUNE 2021**

<b>MAIN PLANS LIST</b>			
<b>ITEM NO.</b>	<b>SITE NAME</b>	<b>NAME</b>	<b>FOR/AGAINST</b>
1	Parcel 3875, Warminster Road, Bathampton, Bath	Moira Brennan (Bathampton Parish Council)	Against
		Alex Walker (Applicant)	For
		Cllr Sarah Warren (Local Ward Member)	Against
3	15 St Catherine's Close, Bathwick, Bath, BA2 6BS	Derek Holden	Against
		Andrew Walker (Applicant)	For
		Cllr Manda Rigby (Local Ward Member)	Against
4	The Abbey Rectory, Redwood House, Trossachs Drive, Bathwick, Bath	Neill Scott	Against
		Michael Muston (Applicant)	For
		Cllr Sarah Warren (Local Ward Member)	Against
6	Keynsham Conservative Club, 22 High Street, Keynsham	Dave Johnson (Club Secretary)	For

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**BATH AND NORTH EAST SOMERSET COUNCIL**

**PLANNING COMMITTEE**

**2nd June 2021**

**DECISIONS**

<b>Item No:</b>	01	
<b>Application No:</b>	21/01163/FUL	
<b>Site Location:</b>	Parcel 3875, Warminster Road, Bathampton, Bath	
<b>Ward:</b> Bathavon North	<b>Parish:</b> Bathampton	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Change of use from agricultural land to dog walking paddock with associated boundary fencing, gates, parking, storage shed and shelter, as well as improvements to the existing agricultural track to provide a suitable all weather surface to connect the site entrance to the car parking area.	
<b>Constraints:</b>	Agric Land Class 1,2,3a, Policy B4 WHS - Indicative Extent, Policy CP8 Green Belt, Policy CP9 Affordable Housing Zones, Housing Development Boundary, LLFA - Flood Risk Management, MOD Safeguarded Areas, Policy NE1 Green Infrastructure Network, Policy NE2 AONB, Policy NE2A Landscapes and the green set, Policy NE3 Local Nature Reserve, Policy NE5 Ecological Networks, Policy NE5 Strategic Nature Areas, All Public Rights of Way Records, SSSI - Impact Risk Zones,	
<b>Applicant:</b>	Messrs A & G Walker	
<b>Expiry Date:</b>	7th June 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 Traffic Management Plan (Pre-commencement)**

No development or use hereby permitted shall commence until a Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority and shall include details of access, parking, booking and hours of operation. The development shall thereafter be undertaken in accordance with the approved details.

Reason: To ensure that safe operation of the highway and in the interests of protecting residential amenity in accordance with Policy ST7 of the Bath and North East Somerset Placemaking Plan. This is a condition precedent because any initial construction or

demolition works could have a detrimental impact upon highways safety and/or residential amenity.

### **3 Parking (Pre-occupation)**

Prior to the first use of the site, the proposed parking area shall be constructed and completed in accordance with the approved plans. The areas allocated for parking and turning, as indicated in the approved plans, shall be kept clear of obstruction and shall not be used other than for the parking and turning of vehicles in connection with the development hereby permitted.

Reason: To ensure adequate car parking and turning areas are always retained, in the interests of amenity and highways safety in accordance with Policy ST7 of the Bath and North East Somerset Placemaking Plan.

### **4 Ecological Mitigation Scheme (Compliance)**

The development hereby approved shall be carried out only in strict accordance with the avoidance, mitigation, compensation and enhancement measures in Section 7 of the approved Preliminary Ecological Appraisal (Gould Ecology, December 2020). If any amendments are required, details shall be submitted to and approved in writing by the LPA.

Reason: to avoid harm to the Bathampton Down and Woodlands Site of Nature Conservation Interest (SNCI) and wildlife in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended) and Policies NE3 and NE5 of the Bath and North East Somerset Council Placemaking Plan.

### **5 Ecological Monitoring and Compliance Reports (Bespoke Trigger)**

No use 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 the recommendations in Section 7 of the approved Preliminary Ecological Appraisal (Gould Ecology, December 2020) has been submitted to and approved in writing by the Local Planning Authority. A proposed monitoring scheme and proposed reporting of monitoring findings to the Local Planning Authority in relation to ongoing management shall also be provided with monitoring reports submitted periodically to the LPA in accordance with the approved schedule.

Reason: To prevent ecological harm and to provide biodiversity gain in accordance with NPPF and policies NE3 and NE5 of the Bath and North East Somerset Local Plan.

### **6 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; and
2. 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.

### **7 Fencing materials (Bespoke Trigger)**

The fencing shown on the plans hereby approved shall not be erected on site until a sample of the wire element has been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason: Reason: In the interests of the appearance of the development and the surrounding area in accordance with Policies D1, D2, D3, D5 and NE2 of the Bath and North East Somerset Placemaking Plan and Policy CP6 of the Bath and North East Somerset Core Strategy.

### **8 Usage (Compliance)**

The dog walking paddock hereby approved shall be used by no more than 6 accompanied dogs during any single booking. There shall be no more than 1 booking at any given time. No more than one vehicle shall be permitted per booking session. The operators/owners of the site shall maintain an up-to-date register of the names and addresses of all visitors to the site over the age of 18, including the purpose of their visit and shall make such information available at all reasonable times to the Local Planning Authority.

Reason: To ensure that any intensification of the site can be monitored by the Local Planning Authority in the interests of protecting the residential amenity of neighbouring occupiers and minimising motorised vehicular movements to and from the site, in accordance with policies D6 and ST7 of the Bath and North East Somerset Placemaking Plan.

### **9 Hours of operation (Compliance)**

The use hereby permitted shall only take place between the following hours:

1st October - 29th February: 08:00 - 16:00 hours

1st March - 30th September: 07:00 - 20:00 hours

No visitor use of the site shall occur outside of these hours without further agreement from the Local Planning Authority.

Reason: To protect the residential amenities of the nearby properties and to prevent further intensification of the site in accordance with policies D6 and ST7 of the Bath and North East Somerset Placemaking Plan.

### **10 Dog waste collection (Pre-occupation)**

No use of the development hereby permitted shall be brought into use until the dog waste bins detailed in part 8.4 of the Design, Access & Justification Statement (received 11th March 2021) has been erected on site. Thereafter, the management and removal of dog waste from the site shall be implemented in strict accordance with the method contained within part 8.4 of this statement.

Reason: In the interests of public health and safety, in order to protect the natural environment and prevent pollution.

### **11 Removal of Permitted Development Rights - No means of enclosure (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 fences, gates, walls or other means of enclosure, other than those shown on the approved plans, shall be erected or placed on the site without a further planning permission being granted.

Reason: In the interests of the appearance of the development and the surrounding area and maintaining the openness of the Green Belt in accordance with Policy CP6 and CP8 of the Bath and North East Somerset Core Strategy and policies D1, D2, D3 and D4 of the Bath and North East Somerset Placemaking Plan.

### **12 Removal of Permitted Development Rights - No outbuildings (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 free standing buildings shall be erected within the site, other than those expressly authorised by this permission, unless a further planning permission has been granted by the Local Planning Authority.

Reason: In the interests of the appearance of the development and the surrounding area and maintaining the openness of the Green Belt in accordance with Policy CP6 and CP8 of the Bath and North East Somerset Core Strategy and policies D1, D2, D3 and D4 of the Bath and North East Somerset Placemaking Plan

### **13 Land use - cease of operation (Compliance)**

When the land ceases to be used as a dog walking facility, the building/structures/fence hereby approved shall be removed and the land restored to its former condition before the development took place or to such other condition as may be agreed in writing by the Local Planning Authority.

Reason: In the interests of protecting the rural character of the area and visual amenities of the Green Belt in accordance with policy CP8 of the Bath and North East Somerset Core Strategy and policy NE2 of the Bath and North East Somerset Placemaking Plan.

### **14 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:

Fence Elevations, Shed Elevations. Received 11th March 2021

Proposed Site Plan. Received 11th March 2021

Site Access Plan. Received 11th March 2021

Site Location Plan. Received 11th March 2021

## **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.

**Public Right of Way:**

The Authority will only maintain the bridleway to a standard suitable for pedestrians, cyclists and horse riders. Any damage to the surface caused by vehicles must be repaired by the persons responsible. If the paddock ceases to operate, The Authority will not be responsible to provide

ongoing maintenance to the surface of the bridleway to a standard suitable for vehicles. The Applicants must repair any damage and leave the bridleway in a standard acceptable to the Public Rights of Way Team. Care must be taken when using mechanically-propelled vehicles on a bridleway. Motorists must give way to pedestrians, horse riders and cyclists.

**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>	21/00528/FUL	
<b>Site Location:</b>	55 High Street, Twerton, Bath, Bath And North East Somerset	
<b>Ward:</b> Twerton	<b>Parish:</b> N/A	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Erection of a two storey rear extension. Change of use from 3 bedroom residential dwelling (Use Class C3) to a 6 bedroom House in Multiple Occupation (HMO) (Use Class C4)	
<b>Constraints:</b>	Article 4 Bath Demolition Wall, Article 4 Reg 7: Estate Agent, Article 4 HMO, Agricultural Land Classification, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, Conservation Area, Policy CP9 Affordable Housing Zones, MOD Safeguarded Areas, Policy NE1 Green Infrastructure Network, Policy NE5 Ecological Networks, SSSI - Impact Risk Zones,	
<b>Applicant:</b>	Long	
<b>Expiry Date:</b>	4th June 2021	
<b>Case Officer:</b>	Hayden Foster	

**DECISION**                      PERMIT

### **1 Standard Time Limit (Compliance)**

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

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

### **2 Plans List (Compliance)**

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

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

### **3 Bicycle Storage (Pre-occupation)**

No occupation of the development shall commence until bicycle storage for at least six bicycles has been provided in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. The bicycle storage shall be retained permanently thereafter.

Reason: To secure adequate off-street parking provision for bicycles and to promote sustainable transport use in accordance with Policy ST1 & ST7 of the Bath and North East Somerset Placemaking Plan.

### **4 Parking (Compliance)**

The area allocated for parking and turning, as indicated on submitted plan reference EX/PRO Revision F, 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.

### **5 Materials (Compliance)**

All external walling and roofing materials to be used shall match those of the existing house in respect of type, size, colour, pointing, coursing, jointing, profile and texture.

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.

### **PLANS LIST:**

This decision relates to the following plans received 15th April 2021:

Drawing Number EX/PRO Rev F - Existing and Proposed Plans and Elevations

### **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**

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

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

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

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

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### **Community Infrastructure Levy**

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### **Responding to Climate Change (Informative):**

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### **HMO Advice Note**

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

<b>Item No:</b>	03		
<b>Application No:</b>	21/01409/FUL		
<b>Site Location:</b>	15 St Catherine's Close, Bathwick, Bath, Bath And North East Somerset		
<b>Ward:</b> Bathwick	<b>Parish:</b> N/A	<b>LB Grade:</b> N/A	
<b>Application Type:</b>	Full Application		
<b>Proposal:</b>	Erection of 2 storey rear extension, loft conversion including rear dormer and front roof-light, demolition of existing single-storey garage and 'pop-up' rear access and replacement with two-storey side extension. Associated external amendments including replacement of all existing windows and front and rear landscaping.		
<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, MOD Safeguarded Areas, Policy NE2A Landscapes and the green set, Policy NE5 Ecological Networks, SSSI - Impact Risk Zones,		
<b>Applicant:</b>	Mr And Mrs Walker		
<b>Expiry Date:</b>	7th June 2021		
<b>Case Officer:</b>	Danielle Milsom		

**DECISION** REFUSE

1 The proposed development will represent a built form materially larger than the existing dwelling. The two-storey side extension, two-storey rear extension and rear dormer by reason of its size, scale and form will appear as an incongruous addition to the host dwelling. The development will cause harm to local character and will neither preserve nor enhance the character and appearance of the Conservation Area. This proposal is therefore contrary to policies including D1 of the Placemaking Plan adopted July 2017 and guidance in the National Planning Policy Framework.

2 The proposed development by virtue of its scale, siting, layout and design is considered to cause significant harm to the amenities of neighbouring occupiers (principally no.14 St Catherine's Close) through an overbearing impact from the proposed two-storey side extension. The proposal would therefore be contrary to Policy D6 of the Bath and North East Somerset Placemaking Plan (July 2017) and guidance in the National Planning Policy Framework.

#### **PLANS LIST:**

This decision relates to the following plans:

Revised Drawing - 10 May 21 - 21015-00-300-P02 - Lower Ground Floor Proposed

Revised Drawing - 10 May 21 - 21015-00-301-P03 - Ground Floor Proposed

Revised Drawing - 10 May 21 - 21015-00-302-P03 - First Floor Proposed

Revised Drawing - 10 May 21 - 21015-00-303-P03 - Second Floor Proposed

Revised Drawing - 10 May 21 - 21015-00-304-P03 - Roof Plan Proposed

Revised Drawing - 10 May 21 - 21015-00-305-P03 - South-East Elevation Proposed

Revised Drawing - 10 May 21 - 21015-00-306-P03 - North-West Elevation Proposed

Revised Drawing - 10 May 21 - 21015-00-307-P03 - South-West Elevation Proposed

Revised Drawing - 10 May 21 - 21015-00-308-P03 - North-East Elevation Proposed

Revised Drawing - 10 May 21 - 21015-00-309-P03 - Section A-A Proposed

Revised Drawing - 10 May 21 - 21015-00-310-P02 - Section B-B Proposed

Revised Drawing - 10 May 21 - 21015-00-320-P03 - Block Plan Proposed

### **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)

In determining this application the Local Planning Authority considers it has complied with the aims of paragraph 38 of the National Planning Policy Framework. Whilst the application was recommended for permission by Officers the Development Management Committee considered the proposal to be unacceptable for the stated reasons.

<b>Item No:</b>	04	
<b>Application No:</b>	21/00356/FUL	
<b>Site Location:</b>	The Abbey Rectory, Redwood House, Trossachs Drive, Bathwick	
<b>Ward:</b> Bathavon North	<b>Parish:</b> Bathampton	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Extensions to existing ancillary building (Retrospective).	
<b>Constraints:</b>	Agric Land Class 1,2,3a, Policy B4 WHS - Indicative Extent, Policy CP9 Affordable Housing Zones, Housing Development Boundary, MOD Safeguarded Areas, Policy NE5 Ecological Networks, SSSI - Impact Risk Zones, Tree Preservation Order,	
<b>Applicant:</b>	Mr & Mrs Michael Muston	
<b>Expiry Date:</b>	9th June 2021	
<b>Case Officer:</b>	Sam Grant	

## 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 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 The Abbey Rectory, Redwood House, Trossachs Drive, Bathwick, Bath, Bath And North East Somerset, BA2 6RP; 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.

### PLANS LIST:

This Decision relates to the following plans:

OS Extract	29 Jan 2021	01	LOCATION PLAN
Drawing	29 Jan 2021	02	BLOCK PLAN
Drawing	29 Jan 2021	06	GROUND FLOOR PLAN
Drawing	29 Jan 2021	07	FIRST FLOOR PLAN
Revised Drawing	22 Mar 2021	AR03	REAR ELEVATION
Revised Drawing	22 Mar 2021	AR04	NE SIDE ELEVATION
Revised Drawing	22 Mar 2021	AR05	SW SIDE ELEVATION

## **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:

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**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.

## **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](http://www.bathnes.gov.uk/cil)

<b>Item No:</b>	05		
<b>Application No:</b>	21/00206/LBA		
<b>Site Location:</b>	The Old Bank, 20 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 painting of the first floor on the front elevation		
<b>Constraints:</b>	Agricultural Land Classification, 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>	Western Inns Ltd.		
<b>Expiry Date:</b>	29th April 2021		
<b>Case Officer:</b>	Caroline Power		

**DECISION**                      REFUSE

1 The redecorated front elevation is considered to be at odds with the character and significance of both listed buildings, their setting and to the setting of other listed buildings in close proximity as well as to the general character and appearance of the conservation area. This proposal is considered cause less than substantial harm that is not outweighed by any public benefits and fails to meet the requirements of policy HE1 of the Bath and North East Somerset Placemaking Plan 2017 and paragraph 196 of the NPPF.

#### **PLANS LIST:**

Drawing	04 Mar 2021	DRAWING OB1	FRONT ELEVATION AS EXISTING
Drawing	04 Mar 2021	DRAWING OB2	FRONT ELEVATION AS PROPOSED
OS Extract	18 Jan 2021	SITE LAYOUT PLAN	
OS Extract	18 Jan 2021	SITE LOCATION PLAN	

In determining this application the Local Planning Authority considers it has complied with the aims of paragraph 38 of the National Planning Policy Framework. The Local Planning Authority acknowledges the approach outlined in paragraphs 39-43 in favour of front loading and operates a pre-application advice service. Notwithstanding active encouragement for pre-application dialogue the applicant did not seek to enter into correspondence with the Local Planning Authority. The proposal was considered unacceptable for the reasons given 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.

## **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):**

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<b>Item No:</b>	06		
<b>Application No:</b>	21/01303/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</b>	<b>Grade:</b>
IISTAR			
<b>Application Type:</b>	Listed Building Consent (Alts/exts)		
<b>Proposal:</b>	External alterations to paint the front elevation blue, reverting back to the colour that was in existence when the building was listed in 1975 (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, Housing Development Boundary, Listed Building, Policy NE1 Green Infrastructure Network, Policy NE5 Ecological Networks, All Public Rights of Way Records, SSSI - Impact Risk Zones, Policy ST8 Safeguarded Airport & Aerodro,		
<b>Applicant:</b>	Mr David Johnson		
<b>Expiry Date:</b>	21st May 2021		
<b>Case Officer:</b>	Caroline Power		

**DECISION**                      REFUSE

1 The redecorated front elevation is considered to be at odds with the character and significance of this listed building and its setting and to the setting of other listed buildings in close proximity as well as to the general character and appearance of the conservation area. This proposal is considered cause less than substantial harm that is not outweighed by any public benefits and fails to meet the requirements of policy HE1 of the Bath and North East Somerset Placemaking Plan 2017 and paragraph 196 of the NPPF.

#### **PLANS LIST:**

OS Extract	26 Mar 2021	SITE LOCATION PLAN
Other	18 Mar 2021	FRONT ELEVATION PAINT COLOUR - SUBMISSIO...
Photo	18 Mar 2021	ELEVATION 2021 - STATEMENT 1

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 acknowledges the approach outlined in paragraphs 39-43 in favour of front loading and operates a pre-application advice service. Notwithstanding active encouragement for pre-application dialogue the applicant did not seek to enter into correspondence with the Local Planning Authority. The proposal was considered unacceptable for the reasons given 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.

## **Community Infrastructure Levy**

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## **Responding to Climate Change (Informative):**

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<b>Item No:</b>	07	
<b>Application No:</b>	21/01558/LBA	
<b>Site Location:</b>	Liberal Democrats, 31 James Street West, 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 replacement of the front door and fanlight above with a matching design, plus the installation of secondary glazing within the ground-floor front elevation windows.	
<b>Constraints:</b>	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,	
<b>Applicant:</b>	Clive Dellard	
<b>Expiry Date:</b>	11th June 2021	
<b>Case Officer:</b>	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 Reinstatement of original door (Compliance)**

Within 2 months from the point at which 31 James Street West permanently ceases to be used as an office of a Member of Parliament, the original front door shall be reinstated in its original position.

Reason: In the interests of the fabric 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 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;

Date: 30.03.2021 Drwg. No. 4142-018 Drwg. title: Front door - as existing  
Date: 30.03.2021 Drwg. No. 4142-020 Drwg. title: Secondary glazing - as proposed  
Date: 30.03.2021 Drwg. No. 4142-021 Drwg. title: Site plan  
Date: 03.06.2021 Drwg. No. 4142-019 G Drwg. title: Front door - as proposed  
Date: 13.05.2021 Drwg. No. 4142-022 Drwg. title: Front door - existing & proposed elevations (comparison)  
Date: 30.03.2021 Drwg. No. 4142-001 Drwg. title: Location plan

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### **Permit/Consent Decision Making Statement**

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### **Community Infrastructure Levy**

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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):**

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