

PLANNING COMMITTEE

Minutes of the Meeting held

Wednesday, 24th August, 2022, 11.00 am

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

30 EMERGENCY EVACUATION PROCEDURE

The Democratic Services Officer read out the emergency evacuation procedure.

31 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

There were no apologies for absence or substitutions.

32 DECLARATIONS OF INTEREST

Cllr Shaun Hughes declared that he had already stated his objection to the application 21/02973/OUT Parcel 3589, Silver Street, Midsomer Norton (item 1 under the main applications list) and would not participate in the debate or vote, but he would address the Committee as adjacent ward member.

Cllr Eleanor Jackson confirmed that she had declared an interest previously in relation to application 21/02973/OUT Parcel 3589, Silver Street, Midsomer Norton (item 1 under the main applications list) as she had objected to an associated application for a housing development which had now been approved by Mendip District Council. She confirmed that as this application had been determined, she did not have an interest in relation to 21/02973/OUT which was only concerned with the access road, footpath and cycle links, open space, landscaping and associated works access.

Cllr Lucy Hodge declared that she had already stated her objection to the planning application 20/02964/FUL Lansdown Lawn Tennis & Squash Racquets Club, Northfields, Lansdown (item 2 under the main applications list) and therefore would not participate in the debate or vote, but she would address the Committee as local ward member.

33 TO ANNOUNCE ANY URGENT BUSINESS AGREED BY THE CHAIR

There was no urgent business.

34 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.

35 **MINUTES OF THE PREVIOUS MEETING**

Cllr Eleanor Jackson moved that the minute be confirmed as a correct record, this was seconded by Cllr Shelley Bromley and:

RESOLVED that the minutes of the meeting held on Wednesday 27 July 2022 be confirmed as a correct record and signed by the Chair.

36 **SITE VISIT LIST - APPLICATIONS FOR PLANNING PERMISSION ETC FOR DETERMINATION BY THE COMMITTEE**

There were no site visit applications for consideration.

37 **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 and update report in relation to items 1, 2, 3 and 4 under the main applications list.

Oral statements by members of the public and representatives. A copy of the speakers' list is attached as Appendix 1 to these minutes.

RESOLVED that in accordance with the delegated powers, the applications be determined as set out in the Main decisions list attached as Appendix 2 to these minutes.

Item No. 1

Application No: 21/02973/OUT

Site Location: Parcel 3589, Silver Street, Midsomer Norton

The Case Officer introduced the report which was an application for an access road, footpath and cycle links, open space, landscaping and associated works relating to a housing development site in the adjacent Mendip District area and had been deferred from the meeting of 29 June to allow officers to investigate the feasibility of securing a pedestrian crossing as part of the development. She reported that Mendip District Council had since approved the associated application.

She confirmed that officers considered that securing a pedestrian crossing was feasible in view of the increased use of the junction that would occur as a result of the development, and the officer recommendation was that officers be delegated to permit the application subject to the conditions in the report and the completion of a Section 106 Agreement to secure the following financial contributions:

1. £10,000 towards improving local bus infrastructure.
2. £392,300.77 towards the Somer Valley Enterprise Zone Cycleway.
3. £21, 285 towards Targeted Training and Recruitment.
4. £488,255 towards Green Space and Parks Infrastructure.

5. £180,419.53 towards a controlled pedestrian/cycle crossing on Silver Street.

The following public representations were received:

1. Gordon MacKay, Midsomer Norton Parish Council, requested that developer contributions provide safe walking/cycling access to nearby key locations in Midsomer Norton.
2. Rosie Dinnen, agent, speaking in support of the application.

Cllr Shaun Hughes declared an interest and withdrew from the Committee and made the following points as the adjacent local member:

1. He was opposed to the application for the housing development in the Mendip area and the associated access application as he did not consider there to be any benefits for the community in Midsomer Norton.
2. This application would add many vehicle journeys to Silver Street and was a backward step in tackling the climate emergency.
3. Silver Street was already at capacity and the road and junctions were gridlocked. The condition of the road deteriorated within the Mendip boundary.
4. Mendip District Council had not made an effort to improve infrastructure. If the Committee was minded to permit the application, the £1m contribution should be allocated to solve the problems of infrastructure.

In response to Members questions, it was confirmed:

1. The main housing development had been approved along with the previously agreed access into the site, and this application only related to access road, footpath and cycle links, open space, landscaping and associated works. If the Committee was minded to refuse the application there would be no permeability between the 2 developments.
2. The money secured for contributions was for specific projects and had met the tests for being reasonable and justifiable and could not be diverted to spend on other projects. The contribution towards bus infrastructure improvements would be spent on areas identified by Highways Officers as set out in the report. It was the view of officers that the limit of negotiations had been reached and it would not be justified or defensible to ask for further contributions.
3. Highways Officers had assessed 5 junctions in detail and the proposed impact of the development was not enough to justify a contribution.
4. The Council had made representations at the Mendip Local Plan examination in public about the cumulative impact of developments adjacent to B&NES but this was not taken on board by the Inspector.

Councillor Duncan Hounsell stated that he believed officers had achieved as much as possible in terms of contributions and moved the officer recommendation to permit the development subject to the Section 106 Agreement to secure the contributions outlined in the report. This was seconded by Councillor Paul Crossley.

Cllr Eleanor Jackson expressed concern that the contribution to local bus infrastructure was not adequate and that the contribution towards parks and green spaces may not benefit the parks nearest to the development.

Cllr Hal MacFie stated that he felt that there should be a higher contribution to address highways issues.

Cllr Shelley Bromley stated that she would support the motion, but was concerned that the Council had no control over the provision of bus services and there could be an increase in traffic if bus services were at risk in the future.

On being put to the vote the motion was CARRIED (6 in favour and 3 against)

RESOLVED that officers be delegated to permit the application subject to the conditions set out in the report and the completion of a Section 106 Agreement to secure the following financial contributions:

1. £10,000 towards improving local bus infrastructure.
2. £392,300.77 towards the Somer Valley Enterprise Zone Cycleway.
3. £21, 285 towards Targeted Training and Recruitment.
4. £488,255 towards Green Space and Parks Infrastructure.
5. £180,419.53 towards a controlled pedestrian/cycle crossing on Silver Street.

Item No. 2 Application No: 20/02964/FUL

Site Location: Lansdown Lawn Tennis & Squash Racquets Club, Northfields, Lansdown

The Case Officer introduced the report regarding the application for the installation of 12 floodlights on tennis courts 8, 9 and 10 at Lansdown Lawn Tennis and Squash Racquets Club. She gave a verbal update to confirm that in relation to Public Sector Equality Duty, no equalities impact had been identified as a result of the assessment.

The Case Officer confirmed her recommendation that the application be permitted subject to the conditions set out in the report.

The following public representations were received:

1. Julian Lewis, local resident, objecting to the application (read out in his absence).
2. John Morgan, for the applicant, speaking in support of the application.

Cllr Lucy Hodge, withdrew from the committee as she had previously submitted an objection in relation to the application but raised the following points speaking as local ward member:

1. The tennis club was located in a residential and conservation area.
2. Objections had been raised by all neighbours relating to the detrimental impact on visual and residential amenity, the value of dark skies and the lack of evidence demonstrating need.
3. Policy D8 of the Core Strategy & Placemaking Plan stated that proposals for artificial lighting should 'have no detrimental impact on visual and residential amenity'.
4. The Council's Ecologist had commented that the light spill would be high.
5. 8 out of the 11 courts were already floodlit and there was evidence that the lighting was left on beyond the agreed hours of use.
6. The late revision to the plans included a 3m hedge and taller posts which had raised further objections.

She asked the Committee to refuse the application.

Cllr Mark Elliot, local ward member, was unable to attend the meeting but submitted

a statement which was read out by the Democratic Services Officer:

1. Floodlighting the courts would allow the club more flexibility in the winter months, but this had to be weighed against the reduction in residential amenity of the people living in the neighbouring properties.
2. All the other courts with floodlighting had significant space between the courts and neighbouring residential properties. This was not the case with this application with properties closely bordering the courts.
3. On balance the advantage to the club members should not outweigh the damage to the residential amenity of the surrounding residents.

He requested that the committee reject the application.

In response to Members questions, it was confirmed:

1. The Case Officer did not disagree with the comments of the ecological assessment that further improvements could be made, but there was no outright objection from the Council's Ecologist and the scheme was not considered to be refusible on ecological grounds.
2. The maximum values of illuminance on nearby properties were outlined in the report, the guidance was below 5.0 lux and the highest was the Coach House at 3.1 lux.
3. The time of use had been limited to 9pm due to the location near residential properties. There had been variations on the previous applications, but any variation to the timings in relation to this application would need to be the subject of a further application.
4. The original application was submitted in 2020 and there had been several revised plans since that time including the latest design statement in March 2022.

Cllr Eleanor Jackson raised the issue of impact on neighbouring residents and proposed that a decision be deferred pending a site visit to give the opportunity for the Committee to see the proximity of the club to the neighbouring properties. This was seconded by Cllr Shelley Bromley.

Cllr Shaun Hughes concurred that a site visit would be useful to understand the layout and topography.

Cllr Duncan Hounsell stated that he did not consider a site visit to be necessary as the key information was contained within the officer's report and details about lighting and in relation to Policy D8, consideration needed to be given to whether loss of amenity was significant. He stated that the capacity of the tennis club court lighting would increase by 30% and there was a public health benefit in providing additional facilities.

On voting to the motion it was NOT CARRIED (4 in favour and 5 against).

Cllr Shaun Hughes stated that he believed the detrimental impact on residential amenity outweighed the public benefits. Cllr Shelley Bromley agreed that as a private members club, there were no widespread community benefits associated with the application.

Cllr Paul Crossley moved the officer's recommendation that permission be granted. He asked the club to work to improve access to all communities. This was seconded by Cllr Sally Davis.

Cllr Eleanor Jackson stated that she did not support the motion as she considered the application would result in an unacceptable loss of amenity to residents.

On voting for the motion, it was CARRIED (5 in favour and 4 against)

RESOLVED that the application be permitted subject to the conditions set out in the report.

Items 3 and 4 were considered together.

Item No. 3&4

Application No: 22/02560/FUL & 22/01578/LBA

Site Location: 31 St Mark's Road, Widcombe, Bath

The Case Officer introduced the report relating to the application to widen the existing opening in a stone wall at a grade II listed property and the installation of a charging point for an electric car. She confirmed that the applicants had submitted a revised plan which moved the left-hand stone pier by 150mm and the right-hand pier by 300mm in an attempt to overcome the highway objection, however Highways Officers confirmed that this would not achieve the required 1.5m either side of the last dropped kerb stone. She reminded the Committee that any public benefits must be balanced against the harm to the listed building and that officers' view was that the installation of an electric charging point could be achieved without altering the wall and that the increase in parking pressures caused by the loss on 1 on-street parking space would outweigh public benefits. She confirmed the officer recommendation was to refuse the application.

The following public representations were received:

1. Adam Elmes, applicant, speaking in support of the application.

Cllr Winston Duguid, in attendance as local member, raised the following points on behalf of himself and the other local member, Cllr Alison Born:

1. The applicants were seeking to reduce their carbon footprint by the use of an electric charging vehicle, and this was in line with the Council's declaration of a climate emergency.
2. St Mark's Road had changed over the years and there had been alterations to the stone wall and piers on other properties.
3. The applicants were not looking to demolish the wall and piers but to restore them.
4. The applicants did not qualify for an on-street residents' parking permit as they had a parking space on their property which was difficult to access due to the narrow entrance.

He urged the Committee to support the application.

In response to Members' questions, it was confirmed:

1. The rod iron gate displayed on earlier photographs was no longer present and the gate posts were designed to align to the wall of the villa.
2. The stone wall was in need of renovation, but this could be achieved in situ.
3. If the Committee were minded to permit the application, further details would

- be required on the location of the electric charging point.
4. The applicants did not qualify for a parking permit as their property had an off-street parking space. The concern of Highways Officers was that widening the driveway would result in a conflict between the off-street and on-street parking.
 5. The 1.5m minimum clearance was Council policy rather than a statutory requirement.
 6. The other driveways on the road were not as narrow, but they may have been widened before the residents' parking zone was in operation.
 7. If the application was refused, the applicant could resurface the drive and install an electric charging point without altering the entrance but planning permission would still be required due to the listed building status of the property.
 8. It was a matter for the committee to determine how much weight could be given to the Council's declaration of a climate emergency in relation to the application.
 9. The original submission would result in the loss of 1 residents' parking space and the current submission to move both piers would impact on 2 of the spaces. Although the parking spaces were not marked out, the residents' parking scheme was designed to allow for 6m per car which was the standard size for a parking bay. Changing the residents' parking scheme would require a Traffic Regulation Order and it would not be possible to have a trial period to monitor the impact.
 10. The Traffic Regulation Order process was separate to the planning process and if the Committee were minded to approve the application, officers asked members to consider whether a Section 106 Agreement should be pursued to allow the Council to recover the costs from the applicant.

Cllr Lucy Hodge expressed the view that, due to the climate emergency, the weight of public benefit of facilitating the use of an electric car to be parked and charged on the property outweighed the harm to the listed building and proposed that officers be delegated to permit the application subject to suitable conditions. This was seconded by Cllr Paul Crossley. In response to a question of clarification from the lead Planning Officer, Cllrs Hodge and Crossley confirmed that they did not think it was necessary to pursue a Section 106 agreement to ensure that the applicant would pay any costs associated with a related Traffic Regulation Order.

Cllr Hal MacFie stated that the case for the public benefits of the application had been made and he spoke support in the application.

Cllr Eleanor Jackson stated that she would not be supporting the motion as permitting the application would damage the urban design of the area and there could be no guarantee of the continued use of an electric vehicle and charging point by future residents of the property.

Cllr Shelley Bromley stated that she was minded to support the officer recommendation to refuse the application due to the impact on the community of losing an on-street parking space.

Vote on item No. 3

Application No. 322/02560/FUL

On voting for the motion, it was CARRIED (5 in favour, 4 against and 1 abstention) **RESOLVED** that, in view of the climate emergency and the public benefits of the application outweighing the harm to the listed building, officers be delegated to permit the application subject to appropriate conditions including the submission of details relating to the installation of an electric vehicle charging point and the restoration of the piers.

Vote on item No. 4

Application No. 22/01578/LBA

On voting for the motion, it was CARRIED (5 in favour, 4 against and 1 abstention)

RESOLVED that, in view of the climate emergency and the public benefits of the application outweighing the harm to the listed building, officers be delegated to permit the application subject to appropriate conditions including the submission of details relating to the installation of an electric vehicle charging point and the restoration of the piers.

Item No. 5

Application No: 22/01966/FUL

Site Location: 22 Lambourn Road, Keynsham, Bristol

The Case Officer introduced the report which related to the application for a hip to gable and dormer loft conversion, single storey rear extension and two storey side extension and confirmed her recommendation that the application be permitted subject to the conditions set out in the report and an additional condition (4) to ensure that the bricks and tiles would match the host dwelling.

The following public representations were received:

1. Sam Fitzgerald, agent, speaking in support of the application.

In response to Members questions, it was confirmed that although there were not many dormer extensions in the road, these could be built under permitted development rights.

Cllr Hal MacFie led the debate as local ward member and expressed the view that the proposed development was not out of keeping as there were a lot of different types of extensions in the area. He moved the officers' recommendation that permission be granted subject to conditions. This was seconded by Cllr Eleanor Jackson.

Cllr Paul Crossley spoke in support of the application and thanked officers for their work in negotiating with the applicant to secure an acceptable development.

On voting for the motion, it was CARRIED (10 in Favour 0 Against)

RESOLVED that the application be permitted subject to the conditions set out in the report and an additional condition (4) to ensure that the bricks and tiles would match the host dwelling.

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

The Committee considered the appeals report.

In response to Members' questions, officers responded:

1. Withies Green site: the application was on hold after being referred to the Secretary of State for Levelling Up, Housing & Communities and the Council had not been given a timetable for this being resolved.
2. Resourceful Earth had withdrawn its appeal, but the officers had not been advised of the reasons for this decision.

In relation to the 3 Ruskin Road appeal, Cllr Eleanor Jackson passed on the thanks of Westfield Parish Council to officers supporting the appeal and asked for clarification of the dates of the appeal being lodged and determined.

RESOLVED that the report be noted.

The meeting ended at 2.02 pm

Chair

Date Confirmed and Signed

Prepared by Democratic Services

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BATH AND NORTH EAST SOMERSET COUNCIL

MEMBERS OF THE PUBLIC AND REPRESENTATIVES SPEAKING AT THE MEETING OF THE PLANNING COMMITTEE ON WEDNESDAY 24 AUGUST 2022

MAIN PLANS LIST			
ITEM NO.	SITE NAME	NAME	FOR/AGAINST
1	21/02973/OUT Parcel 3589, Silver Street, Midsomer Norton	Cllr Gordon MacKay - Midsomer Norton Parish Council (3 minutes)	
		Rosie Dinnen, agent (3 minutes)	For
		Cllr Shaun Hughes (adjacent ward member) (5 minutes)	
2	20/02964/FUL Lansdown Lawn Tennis & Squash Racquets Club, Northfields, Lansdown	Julian Lewis (<i>statement to be read in absence</i>) (3 minutes)	Against
		John Morgan (3 minutes)	For
		Cllr Lucy Hodge (Local Ward Member) (5 minutes) Cllr Mark Elliot (Local Ward Member - <i>statement to be read in absence</i>) (5 minutes)	
3 & 4	22/02560/FUL 31 St Mark's Road, Widcombe, Bath & 22/01578/LBA 31 St Mark's Road, Widcombe, Bath	Adam Elmes, applicant (6 minutes)	For
		Cllr Winston Duguid (Local Ward Member) (10 minutes)	
5	22/01966/FUL 22 Lambourn Road, Keynsham, Bristol	Sam Fitzgerald, agent (3 minutes)	For

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BATH AND NORTH EAST SOMERSET COUNCIL

PLANNING COMMITTEE

24th August 2022

DECISIONS

Item No:	01	
Application No:	21/02973/OUT	
Site Location:	Parcel 3589, Silver Street, Midsomer Norton, Bath And North East Somerset	
Ward: Midsomer Norton Redfield	Parish: Midsomer Norton	LB Grade: N/A
Application Type:	Outline Application	
Proposal:	Outline planning permission for formation of access road, footpath and cycle links, open space, landscaping and associated works (All matters except access reserved).	
Constraints:	Agric Land Class 1,2,3a, Coal - Standing Advice Area, Contaminated Land, Policy CP9 Affordable Housing Zones, Greenfield site, SSSI - Impact Risk Zones,	
Applicant:	Waddeton Park Ltd	
Expiry Date:	8th August 2022	
Case Officer:	Isabel Daone	

DECISION Delegate to PERMIT subject to S106 Agreement

Item No:	02	
Application No:	20/02964/FUL	
Site Location:	Lansdown Lawn Tennis & Squash Racquets Club, Northfields, Lansdown, Bath	
Ward:	Parish:	LB Grade:
Lansdown	N/A	N/A
Application Type:	Full Application	
Proposal:	Installation of floodlights for tennis courts 8, 9 and 10.	
Constraints:	Article 4 Bath Demolition Wall, Article 4 Reg 7: Estate Agent, Article 4 HMO, Agric Land Class 1,2,3a, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, Conservation Area, Policy CP9 Affordable Housing Zones, Policy LCR5 Safeguarded existg sport & R, MOD Safeguarded Areas, Policy NE2A Landscapes and the green set,	
Applicant:	Jon Foulds	
Expiry Date:	30th August 2022	
Case Officer:	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 Arboricultural Method Statement and Tree Protection Plan (Pre-commencement)

No development shall commence until a detailed Tree Survey, Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan following the recommendations contained within BS5837:2012 have been submitted to and approved in writing by the Local Planning Authority. The Arboricultural Method Statement shall incorporate a provisional programme of works; supervision and monitoring details by an Arboricultural Consultant and provision of site visit records and certificates of completion to the local planning authority. The statement should include the control of potentially harmful operations such as site preparation (including demolition, clearance, and level changes); the storage, handling and mixing of materials on site, burning, location of the site office, service run locations including soakaway locations and movement of people and machinery. No development or other operations shall thereafter take place except in complete accordance with the approved details.

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

3 Compliance with Arboricultural Method Statement (Compliance)

The approved development shall be carried out in accordance with the approved Arboricultural Method Statement and Tree Protection Plan. A signed compliance statement from the appointed Arboriculturalist shall be submitted and approved in writing by the Local Planning Authority within 28 days of the completion of the works.

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

4 Wildlife Protection and Enhancement Scheme (Compliance)

The development hereby approved shall be carried out only in accordance with the mitigation and enhancement measures detailed in Section 4 of the Ecological Appraisal report (Crossman Associates, May 2021). This shall include avoidance, mitigation and enhancement measures for bats and nesting birds, including installation of six new bird boxes. If any amendments to the recommended approach are proposed, details shall be submitted in writing to and agreed by the Local Planning Authority. The revised measures shall then be implemented in accordance with the approved details before use of the new floodlighting.

Reason: To prevent ecological harm and to provide biodiversity gain in accordance with policies NE3 and D5e of the Bath and North East Somerset Local Plan.

5 Hours of Illumination (Compliance)

The floodlighting hereby permitted shall only be switched on during the hours of 13:00 to 21:00 hours Monday to Sunday (inclusive).

Reason: In the interests of residential and visual amenity.

6 External Lighting (Compliance)

No new external lighting, other than the floodlighting approved as part of this application, shall be installed without further planning permission being granted.

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 Light switch off (Bespoke Trigger)

Prior to the installation of the proposed flood lighting columns, details of measures to limit the use of lights when not required shall be submitted to an approved in writing by the Local Planning Authority. Such details shall include automated timers to turn off lighting outside the permitted hours of operation.

Reason: To avoid harm to bats and wildlife and residential amenity in accordance with policies NE3, D6 and D8 of the Bath and North East Somerset Local Plan.

8 Flood lighting design (Compliance)

The proposed flood lighting shall be installed in accordance with the specification and details within the "Outdoor Tennis Lighting Design" document (Luminance Pro Lighting Systems, dated 23rd February 2022).

Reason: To ensure the lighting is installed in accordance with the approved details and to protect the residential amenity of the neighbouring occupiers in accordance with policy D6.

9 Plans List (Compliance)

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

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

PLANS LIST:

This decision relates to the following plans:

10D Proposed Site Plan. Received 11th July 2022

11C Cross Section 1-1 Existing & Proposed. Received 11th July 2022

12 A Cross Section 2-2 Existing & Proposed. Received 8th March 2022

009 Location Plan. Received 17th August 2020

Permit/Consent Decision Making Statement

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

Condition Categories

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

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

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

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

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

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

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

Community Infrastructure Levy - General Note for all Development

You are advised that as of 6 April 2015, the Bath & North East Somerset Community Infrastructure Levy (CIL) Charging Schedule came into effect. CIL may apply to new developments granted by way of planning permission as well as by general consent (permitted development) and may apply to change of use permissions and certain extensions. **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 any development commences**.

Do not commence development until you been notified in writing by the Council that you have complied with CIL; failure to comply with the regulations can result in surcharges, interest and additional payments being added and will result in the forfeiture of any instalment payment periods and other reliefs which may have been granted.

Community Infrastructure Levy - Exemptions and Reliefs Claims

The CIL regulations are non-discretionary in respect of exemption claims. If you are intending to claim a relief or exemption from CIL (such as a "self-build relief") it is important that you understand and follow the correct procedure **before** commencing **any** development on site. You must apply for any relief and have it approved in writing by the Council then notify the Council of the intended start date **before** you start work on site. Once development has commenced you will be unable to claim any reliefs retrospectively and CIL will become payable in full along with any surcharges and mandatory interest charges. If you commence development after making an exemption or relief claim but before the claim is approved, the claim will be forfeited and cannot be reinstated.

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. If you have any queries about CIL please email cil@BATHNES.GOV.UK

Responding to Climate Change (Informative):

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

Item No:	03
Application No:	22/02560/FUL
Site Location:	31 St Mark's Road, Widcombe, Bath, Bath And North East Somerset
Ward: Widcombe And Lyncombe	Parish: N/A LB Grade: II
Application Type:	Full Application
Proposal:	Widening of existing opening in stone wall by 450mm and the positioning of a charging point for electric car.
Constraints:	Article 4 Bath Demolition Wall, Article 4 Reg 7: Estate Agent, Article 4 HMO, Colerne Airfield Buffer, Agric Land Class 3b,4,5, Air Quality Management Area, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, British Waterways Major and EIA, British Waterways Minor and Householders, Conservation Area, Policy CP9 Affordable Housing Zones, HMO Stage 1 Test Area (Stage 2 Test Req), Listed Building, MOD Safeguarded Areas, Policy NE1 Green Infrastructure Network, Policy NE5 Ecological Networks, River Avon and Kennet & Avon Canal, SSSI - Impact Risk Zones,
Applicant:	Mr Adam Elmes
Expiry Date:	19th August 2022
Case Officer:	Caroline Power

DECISION Delegate to PERMIT

Item No:	04
Application No:	22/01578/LBA
Site Location:	31 St Mark's Road, Widcombe, Bath, Bath And North East Somerset
Ward:	Widcombe And Lyncombe
Parish:	N/A
LB Grade:	II
Application Type:	Listed Building Consent (Alts/exts)
Proposal:	External alterations for widening of existing opening in stone wall by 450mm and the positioning of a charging point for electric car.
Constraints:	Article 4 Bath Demolition Wall, Article 4 Reg 7: Estate Agent, Article 4 HMO, Agric Land Class 3b,4,5, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, British Waterways Major and EIA, British Waterways Minor and Householders, Adjoins City Boundary, Conservation Area, HMO Stage 1 Test Area (Stage 2 Test Req), Listed Building, MOD Safeguarded Areas, Policy NE1 Green Infrastructure Network, Policy NE5 Ecological Networks, River Avon and Kennet & Avon Canal, SSSI - Impact Risk Zones,
Applicant:	Mr Adam Elmes
Expiry Date:	19th July 2022
Case Officer:	Caroline Power

DECISION Delegate to PERMIT

Item No:	05
Application No:	22/01966/FUL
Site Location:	22 Lambourn Road, Keynsham, Bristol, Bath And North East Somerset
Ward: Keynsham East	Parish: Keynsham Town Council LB Grade: N/A
Application Type:	Full Application
Proposal:	Hip to gable and dormer loft conversion, single storey rear extension and two storey side extension.
Constraints:	Saltford Airfield 3km buffer, Agricultural Land Classification, Policy CP9 Affordable Housing Zones, Housing Development Boundary, Neighbourhood Plan, SSSI - Impact Risk Zones, Policy ST8 Safeguarded Airport & Aerodrome,
Applicant:	Miss Diane Breuil
Expiry Date:	26th August 2022
Case Officer:	Christine Moorfield

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 (Compliance)

The materials to be used on the dormer window cheeks shall match in colour the tiles on the existing building.

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

3 Materials (Compliance)

All external brick walling and roofing tiles to be used shall match those of the existing building in respect of colour, type, form, finish, texture, colour, size and profile.

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.

4 Plans List (Compliance)

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

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

PLANS LIST:

0504.101 E dated 7/07/22 and
0504.001 dated 12/05/22

Condition Categories

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

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

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

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

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

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

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

Community Infrastructure Levy - General Note for all Development

You are advised that as of 6 April 2015, the Bath & North East Somerset Community Infrastructure Levy (CIL) Charging Schedule came into effect. CIL may apply to new developments granted by way of planning permission as well as by general consent (permitted development) and may apply to change of use permissions and certain extensions. **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 any development commences**.

Do not commence development until you been notified in writing by the Council that you have complied with CIL; failure to comply with the regulations can result in surcharges, interest and additional payments being added and will result in the forfeiture of any instalment payment periods and other reliefs which may have been granted.

Community Infrastructure Levy - Exemptions and Reliefs Claims

The CIL regulations are non-discretionary in respect of exemption claims. If you are intending to claim a relief or exemption from CIL (such as a "self-build relief") it is important that you understand and follow the correct procedure **before** commencing **any** development on site. You must apply for any relief and have it approved in writing by the Council then notify the Council of the intended start date **before** you start work on site. Once development has commenced you will be unable to claim any reliefs retrospectively and CIL will become payable in full along with any surcharges and mandatory interest charges. If you commence development after making an exemption or relief claim but before the claim is approved, the claim will be forfeited and cannot be reinstated.

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. If you have any queries about CIL please email cil@BATHNES.GOV.UK

Civil or legal consents

This permission does not convey or imply any civil or legal consents required to undertake the works.

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.

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.