

PLANNING COMMITTEE

Minutes of the Meeting held

Wednesday, 26th July, 2023, 11.00 am

Councillors: Duncan Hounsell (Chair), Ian Halsall (Vice-Chair), Paul Crossley, Hal MacFie, Shaun Hughes, Dr Eleanor Jackson, Tim Warren CBE, Ruth Malloy and Fiona Gourley

21 EMERGENCY EVACUATION PROCEDURE

The Democratic Services Officer read out the emergency evacuation procedure.

22 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence had been received from Cllrs Lucy Hodge and Toby Simon.

Cllr Fiona Gourley was substituting for Cllr Lucy Hodge and Cllr Ruth Malloy was substituting for Cllr Toby Simon.

23 DECLARATIONS OF INTEREST

There were no declarations of interest.

24 TO ANNOUNCE ANY URGENT BUSINESS AGREED BY THE CHAIR

The Chair reported that the Council's Planning Service had won two awards at the RTPI (Royal Town Planning Institute) South West Awards for Planning Excellence and the service would go forward to the national awards in October.

The Committee congratulated the Planning Service for this achievement.

25 ITEMS FROM THE PUBLIC - TO RECEIVE 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.

26 MINUTES OF THE PREVIOUS MEETING

It was moved by Cllr Eleanor Jackson seconded by Cllr Tim Warren and:

RESOLVED that the minutes of the meeting held on Wednesday 28 June 2023 be confirmed as a correct record for signing by the Chair.

27 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 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.

(1) 23/00895/FUL – Waterworks Cottage, Charlcombe Way, Fairfield Park, Bath

The Case Officer introduced the report which considered the erection of two detached dwellings with associated means of access, car parking and associated infrastructure following the demolition of existing dwelling and outbuilding. She confirmed that the application had been deferred at the previous meeting to allow members to visit the site and also that the principle of the loss of the cottage had been established as there was prior approval to demolish the cottage under permitted development rights.

She gave a verbal update to report a typographical error in the second to last paragraph under 'design, character and appearance' in the report where the words "whilst the overall design is not" should be deleted and confirmed that officers considered the design to be acceptable. She also confirmed that a further objection had been received since the site visit in relation to loss of views, visual impact of design and urban to rural transition and that these concerns had already been addressed in the report.

She confirmed her recommendation that permission be granted subject to the conditions set out in the report.

The following public representations were received:

1. Chris Parkin, local resident, objecting to the application.
2. Tom Roche, agent, supporting the application.

Cllr Joanna Wright was in attendance as local ward member. She thanked the Committee for visiting the site and raised the following issues:

1. The application for 2 dwellings was an intensive development that would harm the character and appearance of the area of outstanding natural beauty.
2. There were amenity concerns, the raised balcony was overbearing and the height of plot one would result in neighbouring properties being overlooked.
3. The design was contrary to policies D1 – D6
4. A large number of local residents had objected along with Bath Preservation Trust, Charlcombe Parish Council and the Campaign for the Protection of Rural England.
5. Charlcombe Toad Rescue Group was concerned about the impact on the local amphibian population.

6. There were poor transport links to the site.
She asked the Committee to refuse the application.

In response to Members' questions, it was confirmed:

1. The volume of plot 1 was bigger than the existing cottage and plot 2 was additional and so there would be an increased footprint on the site as a result of the development. The increase in volume was not a consideration as the site was on the edge rather than within the greenbelt.
2. There was a condition relating to a waste management plan for the site.
3. Officers concluded that the impact on residential amenity was considered acceptable.
4. The proposed development would be built to Passivhaus standards.
5. External lighting levels were not considered to be unacceptable.
6. The access and parking arrangements were similar to other properties, and it would be difficult to sustain an objection on these grounds.
7. In relation to ecology concerns, the Council Ecologist had not objected to the scheme, subject to suitable conditions including a mitigation plan.

Cllr Ian Halsall stated that he considered the design to be acceptable and noted the ecological enhancements and mitigations. He considered that both plots had generous curtilages and there was enough distance from neighbouring properties to not harm residential amenity.

Cllr Shaun Hughes stated that he thought the proposed scheme was an overdevelopment of the plot, the block design was intrusive, and it was not sympathetic to the area.

Cllr Eleanor Jackson stated that, after visiting the site and considering the context, she believed there would be a negative impact on the surrounding area and felt that the block design was not appropriate on the narrow site.

Cllr Tim Warren stated that he considered the application to be policy compliant and was minded to support the application.

Cllr Fiona Gourley stated that while she understood the concerns of local residents, the proposal would be set further back than the existing cottage; the Passivhaus standard was good, and the contemporary design was not unreasonable in the area.

Cllr Ruth Malloy expressed concern about the overdevelopment of the site and the contemporary design which was not in keeping with the area.

In response to comments about whether a historic design would be more appropriate, the Legal Officer reminded the Committee that it could only consider the application in front of it.

Cllr Eleanor Jackson proposed that the application be refused on grounds of inappropriate design, loss of residential amenity and overdevelopment of the site. This was seconded by Cllr Ruth Malloy.

Cllr Paul Crossley spoke in support of the application which he considered to be acceptable and not overbearing and intrusive.

On voting for the motion to refuse the application it was NOT CARRIED (3 in favour 6 against).

Cllr Hal MacFie moved the officer recommendation that permission be granted subject to the conditions set out in the report. This was seconded by Cllr Ian Halsall.

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

RESOLVED that permission be granted subject to the conditions set out in the report.

(2) 22/04431/FUL - Lower Bristol Road, Westmoreland, Bath

The Case Officer introduced the report which considered an application for the redevelopment of the site to provide a three-storey building plus inset mansard roof comprising self-storage units with ancillary Business Centre Facility, signage and associated works. She confirmed that the Committee had agreed to delegate to permit at the previous meeting but during Section 106 negotiations, officers were advised that there would be a low number of full-time employees at the site and therefore a full Travel Plan and bond would be excessive, and a Travel Plan Statement would be more appropriate. She recommended that the Section 106 only seek a contribution towards targeted training and recruitment.

She confirmed her recommendation that officers be delegated to permit the application subject to:

1. the completion of a Section 106 Agreement to secure a financial contribution of £6,545 towards Targeted Training and Recruitment
2. the conditions set out in the report.

In response to Members' questions, it was confirmed:

1. In the event of the self-storage warehouse moving off the site, any future planning application would be assessed on its merits and a travel plan and bond may be considered appropriate.
2. In relation to whether loss of employment on the site was a concern, the proposal could be beneficial to local businesses as well as the public. The Economic Development team were supportive of the proposal and so any objection on loss of employment would not have been sustainable.
3. The targeting recruitment contribution was standard for the size of development.
4. The travel plan would have only been for employees, there was no mechanism to restrict how public travelled to the site. It would be difficult to justify a car share scheme in relation to a commercial site.

Cllr Paul Crossley stated that it was important to bring the site back into operation and he supported the application.

Cllr Duncan Hounsell moved the officer recommendation. This was seconded by Cllr Tim Warren.

On being put to the vote the motion was CARRIED (9 in favour, 0 against unanimous).

RESOLVED that officers be delegated to permit the application subject to:

1. the completion of a Section 106 Agreement to secure a financial contribution of £6,545 towards Targeted Training and Recruitment.
2. the conditions set out in the report.

Cllr Ruth Malloy left meeting at this point.

(3) 22/03580/FUL Former Welton Bibby And Baron Factory, Station Road, Welton, Midsomer Norton

The Case Officer introduced the report which considered the application for 'enabling works' in preparation for the Policy SSV4 site redevelopment including demolition, groundworks, flood mitigation and formation of 2m footpath.

He confirmed that although the proposal represented a departure from part of the allocation policy as it did not seek the retention of the former brewery building, this was outweighed by the public benefits of the scheme and therefore it was recommended that permission be granted.

The following public representations were received:

1. Cllr Michael Moxham, Midsomer Norton Town Council speaking in support of the application.
2. Jane Lewis, local resident, objecting to the application.
3. Nigel Whitehead and Tom Schumacher speaking in support of the application.

In response to Members' questions, it was confirmed:

1. The application was a full application for the enabling works.
2. There would be conditions in place to ensure that the brewery façade was rebuilt, and officers were satisfied that this was a sufficient safeguard. If conditions were breached, enforcement action could be taken.
3. The brewery building was partly within the Midsomer Norton Conservation Area and was identified as a non-designated heritage asset.
4. The façade would not be rebuilt at the full height of the brewery building as this was considered to be too excessive.
5. The two existing accesses would be retained in the same position but enhanced in terms of visibility.
6. There was no extant planning permission on the site.
7. The previous outline consent was for a footpath through the site rather than along the road.
8. There was no viability study about retaining the brewery building and changing the use and the benefits of the application could only be achieved by the demolition of the building.
9. Whether the site was on a bus route was not relevant to the application as there was no residential/commercial use.

Cllr Shaun Hughes opened the debate as local ward member. He reported that the brewery was a part of the history of Midsomer Norton, and local opinion was divided in relation to this application between those wishing to retain the building as part of a new development and those wishing to see the brownfield site developed at the earliest opportunity. He stated that it would be valuable for the committee to see the

site and proposed that a decision be deferred for a site visit. This was seconded by Cllr Eleanor Jackson.

Cllr Ian Halsall spoke in support of the site visit to see the context of the application.

On being put to the vote the motion was CARRIED (8 in favour, 0 against unanimous).

RESOLVED that the decision be deferred for a site visit.

Items 4 and 5 were considered together.

(4) 22/01861/FUL The Old Farmhouse, Withyditch, Dunkerton, Bath

(5) 22/01862/LBA The Old Farmhouse, Withyditch, Dunkerton, Bath

The Planning Officer introduced the reports which considered applications for planning permission and listed building consent for the replacement of an existing single-storey rear extension, adjustments to an existing two-storey rear extension and removal of a single storey lean-to structure.

She confirmed the officer recommendation that the applications be refused for the reasons set out in the report.

The following public representations were received:

1. Louisa Morrison, applicant, speaking in support of the application.

In response to Members' questions, it was confirmed:

1. A scoping survey for bats and birds did not fall into validation criteria but it did fall within the Council's guidance.
2. The officer view was that although the application was an improvement on the existing extension, there would still be less than substantial harm caused to the listed building.
3. Weight could be given to the public benefit in that the proposed scheme was less harmful than the current extension.
4. Consideration could be given to the proposed scheme making the building more viable as a family residence.
5. Biodiversity net gain was not a consideration in relation to householder applications.

Cllr Fiona Gourley opened the debate as local ward member. She said that she considered there to be public and private benefits of the application and that the proposed materials were sympathetic to the listed building. She confirmed she was minded to support the Parish Council's view that the application should be permitted.

Cllr Paul Crossley expressed the view that he did not consider the fact that the existing extension was more harmful to be a reason to grant permission and he was minded to support the officer recommendation to refuse the application. Cllr Hal MacFie concurred with this view.

Cllr Shaun Hughes expressed reservations about the design which he did not consider would complement the listed building.

Cllr Tim Warren proposed that officers be delegated to permit the application subject to suitable conditions. This was seconded by Cllr Eleanor Jackson.

Cllr Ian Halsall stated that he was minded to support the motion on the grounds that the harm was less than substantial and would reduce the level of existing harm and there was public benefit in securing the optimum viable use of the building for the future as a liveable family home. As mover of the motion, Cllr Tim Warren agreed with these reasons.

Following a discussion about whether a scoping survey for bats and birds was necessary, it was agreed that it was not as the gable ends would not be affected by the proposed extension.

Vote on item No. 4
Application No. 22/01861/FUL

On being put to the vote the motion was CARRIED (5 in favour, 3 against).

RESOLVED that authority be delegated to officers to grant planning permission subject to suitable conditions.

Vote on item No. 5
Application No. 22/01862/LBA

On being put to the vote the motion was CARRIED (5 in favour, 3 against).

RESOLVED that authority be delegated to officers to grant planning permission subject to suitable conditions.

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

Cllr Eleanor Jackson requested an update on the inspector decision in relation to The Magpies, Radstock and enforcement action in relation to the hole in the wall on Frome Road.

In response to a question as to whether there was any learning from the Inspector's decision in relation to 22/02743/PIP Land To South Of 2 The Orchard Stanton Drew in relation to Passivhaus applications, the lead officer confirmed it was an in principle application which followed a different process. He confirmed that it was possible for the application to come back to committee if in accordance with the scheme of delegation.

RESOLVED that the report be noted.

29 **QUARTERLY PERFORMANCE REPORT COVERING PERIOD 1 APRIL - 30 JUNE 2023**

In response to a question about whether targets should be reviewed, the lead planning officer confirmed that there was a recent government consultation on planning policy and that targets may be reviewed as a result of that process.

RESOLVED that the report be noted.

The meeting ended at 3.37 pm

Chair

Date Confirmed and Signed

Prepared by Democratic Services

BATH AND NORTH EAST SOMERSET COUNCIL

**MEMBERS OF THE PUBLIC AND REPRESENTATIVES SPEAKING AT
THE MEETING OF THE PLANNING COMMITTEE ON WEDNESDAY 26
JULY 2023**

MAIN APPLICATION LIST			
ITEM NO.	SITE NAME	NAME	REPRESENTING/ SUPPORTING/ OBJECTING
1	23/00895/FUL Waterworks Cottage, Charlcombe Way, Fairfield Park, Bath	Christopher Parkin	Objecting
		Tom Rocke	Supporting
		Cllr Joanna Wright	Local ward member
2	22/04431/FUL Regency Laundry Service, Lower Bristol Road, Westmoreland, Bath	No speakers	
3	22/03580/FUL Former Welton Bibby And Baron Factory, Station Road, Welton, Midsomer Norton	Cllr Michael Moxham	Midsomer Norton Town Council
		Jane Lewis	Objecting
		Nigel Whitehead/ Tom Schumacher	Supporting
4 & 5	22/01861/FUL & 22/01862/LBA The Old Farmhouse, Withyditch, Dunkerton, Bath	Louisa Morrison	Supporting



BATH AND NORTH EAST SOMERSET COUNCIL
PLANNING COMMITTEE
26th July 2023
DECISIONS

Item No:	01	
Application No:	23/00895/FUL	
Site Location:	Waterworks Cottage , Charlcombe Way, Fairfield Park, Bath	
Ward: Lambridge	Parish: N/A	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of two detached dwellings with associated means of access, car parking and associated infrastructure following demolition of existing dwelling and outbuilding (Resubmission).	
Constraints:	Article 4 HMO, Colerne Airfield Buffer, Agric Land Class 3b,4,5, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, Policy CP9 Affordable Housing, MOD Safeguarded Areas, Policy NE2A Landscapes and the green set, Ecological Networks Policy NE5, SSSI - Impact Risk Zones,	
Applicant:	Mr & Mrs J & S Flavell	
Expiry Date:	27th July 2023	
Case Officer:	Samantha Mason	

DECISION PERMIT

1 Standard Time Limit (Compliance)

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

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

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

No construction of the external walls of the development shall commence until a schedule of materials and finishes, and samples of the materials to be used in the construction of the external surfaces, including roofs, have been submitted to and approved in writing by the Local Planning Authority. The schedule shall include:

1. Detailed specification of the proposed materials (Type, size, colour, brand, quarry location, etc.);
2. Photographs of all of the proposed materials;
3. An annotated drawing showing the parts of the development using each material.

The development shall thereafter be carried out only in accordance with the approved details.

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

3 Parking (Compliance)

The areas allocated for parking and turning shown on the submitted plan(s) 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 D6 of the Bath and North East Somerset Placemaking Plan and policy ST7 of the Bath and North East Somerset Local Plan Partial Update and the Transport and Development Supplementary Planning Document.

4 Bound/Compacted Vehicle Access (Compliance)

The vehicular access shall be constructed with a bound and compacted surfacing material (not loose stone or gravel).

Reason: To prevent loose material spilling onto the highway in the interests of highways safety in accordance with policy ST7 of the Bath and North East Somerset Local Plan Partial Update.

5 Bicycle Storage (Pre-occupation)

No occupation of the development shall commence until secure, covered bicycle storage for 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 ST7 of the Bath and North East Somerset Local Plan Partial Update and the Transport and Development Supplementary Planning Document.

6 Construction Management Plan (Pre-commencement)

No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. This shall include details of the following:

Deliveries (including storage arrangements and timings);
Contractor parking;
Traffic management;
Working hours;
Temporary arrangements for householder refuse and recycling collection during construction.

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

Reason: To ensure the safe operation of the highway and in the interests of protecting residential amenity in accordance with policy D6 of the Bath and North East Somerset Placemaking Plan and ST7 of the Bath and North East Somerset Local Plan Partial Update. This is a pre-commencement condition because any initial construction or demolition works could have a detrimental impact upon highways safety and/or residential amenity.

7 Implementation of Landscaping Scheme (Bespoke Trigger)

All hard and soft landscape works shall be carried out in accordance with the approved details, including requirements for ecology and habitat provision. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme of implementation agreed in writing with the Local Planning Authority.

Any trees or plants indicated on the approved scheme which, within a period of 10 years from the date of the development being completed, die, are removed or become seriously damaged or diseased shall be replaced during the current or first available planting season with other trees or plants of species, size and number as originally approved unless the Local Planning Authority gives its written consent to any variation. All hard and soft landscape works shall be retained in accordance with the approved details for the lifetime of the development.

Reason: To ensure that the landscape works are implemented and maintained to ensure the continued provision of amenity and environmental quality and to ensure appropriate biodiversity net gain is secured in accordance with Policies D1 and D2 of the Bath and North East Somerset Placemaking Plan and NE2, NE3, and NE3a of the Bath and North East Somerset Local Plan Partial Update.

8 Ecological Mitigation and Compensation Scheme, and Biodiversity Net Gain (Compliance condition)

The development hereby approved shall be carried out only fully in accordance with the approved

Ecological Mitigation and Enhancement Plan by Quantock Ecology dated Mar 2023; recommendations in Section 4.3 of the Updated Bat Survey dated February 2023 by Quantock

Ecology; ecological measures as shown on the proposed Setting Out Site Plan drawing reference

P03; and habitat provision as detailed in the Biodiversity Net Gain file note and calculation dated

March 2023 by Quantock Ecology. All measures shall thereafter be adhered to and features

retained and maintained in accordance with approved details. Findings of monitoring inspections

shall be reported in writing to the Local Planning Authority Ecologist within 1 month of the monitoring event.

Reason: to avoid harm to ecology including a regionally important amphibian population (toads) and protected species (including reptiles badger and nesting birds).

9 Ecology Follow-up Report (Pre-occupation)

No occupation of the development hereby approved shall commence until a report produced by a suitably experienced professional ecologist based on post-construction on-site inspection by the ecologist, confirming and demonstrating, using photographs, adherence to and completion of all recommendations and measures of the approved ecological bat and biodiversity net gain reports and the Ecological Mitigation and Enhancement Scheme in accordance with approved details, has been submitted to and approved in writing by the Local Planning Authority.

Reason: To demonstrate compliance with the all ecological mitigation and compensation requirements during construction and post-construction phases, to prevent ecological harm and to provide biodiversity gain in accordance with NPPF and policies NE3 NE5 and D5e of the Bath and North East Somerset Local Plan.

10 External Lighting (Bespoke Trigger)

The development shall be constructed and all lighting installed and operated, and levels of darkness maintained in accordance with the approved Lighting Strategy drawing ref P19 dated January 2023. No new external or internal lighting shall be installed without full details of proposed internal and external lighting design (which shall demonstrate compliance with the approved lighting strategy) being first submitted to and approved in writing by the Local Planning Authority; details to include proposed lamp models and manufacturer's specifications, proposed lamp positions, numbers and heights with details also to be shown on a plan; details of predicted lux levels and light spill; details of lighting controls, and details of all measures to limit use of lights when not required and to prevent upward light spill and light spill onto trees, wildlife habitat, boundary vegetation and adjacent land; and to avoid harm to bat activity and other wildlife. The lighting shall be installed maintained and operated thereafter in accordance with the approved details.

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

11 Green Roof Details (Bespoke Trigger)

Prior to the construction of the roof of the approved development a detailed specification of the proposed green roof shall be submitted to and approved in writing by the Local Planning Authority. These details shall include:

1. Section drawings of the roof;
2. A planting schedule;
3. A timetable for implementation;
4. A maintenance schedule.

The green roof shall be implemented in accordance with the approved details prior to the occupation of the development or in accordance with the approved timetable for implementation.

Reason: To ensure the successful implementation of the green roof in the interests of preserving the character and appearance of the 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.

12 Rainwater Harvesting (Pre-occupation)

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

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

13 Water Efficiency (Compliance)

The approved dwellings shall be constructed to meet the national optional Building Regulations requirement for water efficiency of 110 litres per person per day.

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

14 SCR6 Residential Properties (Pre-occupation)

Prior to occupation of the development hereby approved, the following tables (as set out in the Council's Sustainable Construction Checklist Supplementary Planning Document) shall be completed in respect of the completed development and submitted to and approved in writing by the Local Planning Authority together with the further documentation listed below. The development must comply with the requirements of SCR6.

PHPP/SAP calculations are to be updated with as-built performance values. The following are to be completed using the updated as-built values for energy performance.

Minor Residential Development:

1. Energy Summary Tool 1 or 2
2. Tables 1.1 or 1.2 (if proposal has more than one dwelling type)

Major (or larger) Residential Development:

1. Energy Summary Tool 2
2. Table 2.1 or 2.2 (if proposal has more than one dwelling type)

All Residential Development:

3. Table 5 (updated)
4. Building Regulations Part L post-completion documents for renewables;
5. Building Regulations Part L post-completion documents for energy efficiency;
6. Final as-built full data report from Passive House Planning Package or SAP
7. Microgeneration Certification Scheme (MCS) Certificate/s

Reason: To ensure that the approved development complies with Policy SCR6 of the Local Plan Partial Update

15 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:

07 Mar 2023	P00	Existing - Site Location Plan
15 Mar 2023	P05	Plot 1 Basement Floor Plan
15 Mar 2023	P06	Plot 1 Proposed Lower Ground Floor Plan
15 Mar 2023	P11	Proposed Plot 1 East Elevation [4]
15 Mar 2023	P12	Plot 2 Proposed Floor Plans
15 Mar 2023	P15	Plot 2 Proposed Section
15 Mar 2023	P19	Proposed Lighting Strategy
15 Mar 2023	P20	Proposed Street Elevation
15 Mar 2023	P21	Proposed Section Cc
15 Mar 2023	S01	Existing- Topographical Site Plan And Se
15 Mar 2023	S02	Existing Elevations
15 Mar 2023	S03 A	Demolition Site Plan
15 Mar 2023	S04	Existing - Floor Plans
01 May 2023	P07 A	Plot 1 Proposed Upper Ground Floor Plan
11 May 2023	P02 A	Proposed Site Block Plan
11 May 2023	P03 A	Proposed Setting Out Site Plan
11 May 2023	P04 A	Proposed Site Sections
11 May 2023	P08 A	Plot 1 South Facing Elevation (1)
11 May 2023	P09 A	Plot 1 West Facing Elevation (2)
11 May 2023	P10 A	Plot 1 North Facing Elevation (3)
11 May 2023	P11 A	Plot 1 East Facing Elevation (4)
11 May 2023	P13 A	Proposed Elevations Plot 2
11 May 2023	P14 A	Proposed Elevations Plot 2
11 May 2023	Sk05 Rev B	Swept Path Analysis For Large Car Turning
11 May 2023	Sk12	Swept Path Analysis For Ambulance Turning

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.

Permit/Consent Decision Making Statement

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

Community Infrastructure Levy - 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:	02
Application No:	22/04431/FUL
Site Location:	Regency Laundry Service , Lower Bristol Road, Westmoreland, Bath
Ward: Westmoreland	Parish: N/A LB Grade: N/A
Application Type:	Full Application
Proposal:	Redevelopment of the former laundry services site to provide three storey building plus inset mansard roof comprising self-storage units (Use Class B8) with ancillary Business Centre Facility, signage and associated works
Constraints:	Article 4 HMO, Agricultural Land Classification, Air Quality Management Area, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, Policy CP9 Affordable Housing, Flood Zone 2, LLFA - Flood Risk Management, MOD Safeguarded Areas, Ecological Networks Policy NE5, SSSI - Impact Risk Zones,
Applicant:	Vanguard Holdings Limited
Expiry Date:	14th August 2023
Case Officer:	Isabel Daone

DECISION Delegate to PERMIT subject to Section 106

Item No:	03
Application No:	22/03580/FUL
Site Location:	Former Welton Bibby And Baron Factory, Station Road, Welton, Midsomer Norton
Ward: Midsomer Norton North	Parish: Midsomer Norton LB Grade: N/A
Application Type:	Full Application
Proposal:	Application for 'enabling works' in preparation for the Policy SSV4 site redevelopment including demolition, groundworks, flood mitigation and formation of 2m footpath along Station Road frontage.
Constraints:	Agricultural Land Classification, Coal - Standing Advice Area, Coal - Referral Area, Conservation Area, Contaminated Land, Policy CP9 Affordable Housing, Flood Zone 2, Flood Zone 3, Housing Development Boundary, Policy LCR5 Safeguarded existg sport & R, LLFA - Flood Risk Management, Policy M1 Minerals Safeguarding Area, Policy NE1 Green Infrastructure Network, Ecological Networks Policy NE5, Neighbourhood Plan, Policy PCS6 Unstable Land-Coal Mining Le, SSSI - Impact Risk Zones,
Applicant:	MNRE
Expiry Date:	28th July 2023
Case Officer:	Chris Griggs-Trevarthen

DECISION Defer for site visit

Item No:	04
Application No:	22/01861/FUL
Site Location:	The Old Farmhouse , Withyditch, Dunkerton, Bath
Ward: Bathavon South	Parish: Dunkerton & Tunley Parish Council
LB Grade: II	
Application Type:	Full Application
Proposal:	Replacement of an existing single-storey rear extension, adjustments to an existing two-storey rear extension and removal of a single-storey lean-to structure.
Constraints:	White Ox Mead Air Strip 3km buffer, Agric Land Class 1,2,3a, Coal - Standing Advice Area, Policy CP8 Green Belt, Policy CP9 Affordable Housing, Listed Building, Policy NE1 Green Infrastructure Network, Ecological Networks Policy NE5, Strategic Nature Areas Policy NE5, SSSI - Impact Risk Zones,
Applicant:	Mr & Mrs Morrison
Expiry Date:	11th July 2022
Case Officer:	Danielle Milsom

DECISION Overturned – Delegate to PERMIT

Item No:	05
Application No:	22/01862/LBA
Site Location:	The Old Farmhouse , Withyditch, Dunkerton, Bath
Ward: Bathavon South	Parish: Dunkerton & Tunley Parish Council
LB Grade:	II
Application Type:	Listed Building Consent (Alts/exts)
Proposal:	Internal and external alterations for the replacement of an existing single-storey rear extension, adjustments to an existing two-storey rear extension and removal of a single-storey lean-to structure.
Constraints:	White Ox Mead Air Strip 3km buffer, Agric Land Class 1,2,3a, Coal - Standing Advice Area, Policy CP8 Green Belt, Policy CP9 Affordable Housing, Listed Building, Policy NE1 Green Infrastructure Network, Ecological Networks Policy NE5, Strategic Nature Areas Policy NE5, SSSI - Impact Risk Zones,
Applicant:	Mr & Mrs Morrison
Expiry Date:	11th July 2022
Case Officer:	Danielle Milsom

DECISION Overturned – Delegate to PERMIT