

PLANNING COMMITTEE

Minutes of the Meeting held

Wednesday 4th June 2025, 11.00 am

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

1 CONFIRMATION OF CHAIR

RESOLVED that Cllr Tim Ball be confirmed as Chair of the Planning Committee.

2 CONFIRMATION OF VICE-CHAIR

RESOLVED that Cllr Paul Crossley be confirmed as Vice-Chair of Planning Committee.

3 EMERGENCY EVACUATION PROCEDURE

The Democratic Services Officer read out the emergency evacuation procedure.

4 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Cllr Ruth Malloy was substituting for Cllr Deborah Collins who had submitted apologies for absence.

5 DECLARATIONS OF INTEREST

Cllr Paul Crossley and Cllr Tim Warren declared interests in the following items on the main applications list and withdrew from the meeting during consideration of these items:

1 - 25/00791/VAR, 2 - 25/00790/VAR and 3 - 25/00789/VAR - Bath Rugby Club, Bath Recreation Ground, Pulteney Mews, Bathwick, Bath.

6 TO ANNOUNCE ANY URGENT BUSINESS AGREED BY THE CHAIR

There was no urgent business.

7 ITEMS FROM THE PUBLIC

The Democratic Services Officer informed the meeting of the process for public speakers to address the Committee.

8 MINUTES OF THE PREVIOUS MEETING

RESOLVED that the minutes of the meeting held on Wednesday 7 May be confirmed as a correct record and signed by the Chair.

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

The Committee considered:

1. A report by the Head of Planning on the applications under the site visit applications list.
2. 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 site visit applications decisions list attached as Appendix 2 to these minutes.

1. 24/03894/FUL - Parcel 2882, Water Lane, Paulton, Bristol

The Planning Officer introduced the report which considered an application for the temporary installation of a ground-mounted solar photovoltaic (PV) farm with battery storage along with continued agricultural use, ancillary infrastructure and security fencing, landscaping provision, ecological enhancements and associated works. The application had been deferred from the previous meeting for a site visit.

The Committee was advised of the following updates:

1. There had been 2 new objections submitted, and these were sent directly to the Committee and a copy was included in the public file.
2. In light of these submissions there was an update to the report to confirm that in terms of the landscape sensitivity assessment, the site was in area 7c and not 3b. The planning application has been assessed as being in an area of low potential so there was no substantive change. The amended wording of paragraphs 5 and 6 on page 24 was as follows:
"The Policies Map illustrates the geographically assessed landscape potential for renewable energy development within the district. A landscape led approach, based on the Landscape Sensitivity Assessment (LSA) for Renewable Energy Development (LUC, 2021), is set out by the Council. The proposed development is a Band D solar development (which covers 15-30 hectares). The application site is located within area 7C (Peasedown St John Ridge), which has low potential for Band C solar development (10-15 hectares) and low potential for Band D solar development. The proposals are a Band D proposal. The LSA clarifies that the maps within it should always be used alongside the assessment information and guidance prepared. The results are based on a strategic assessment of landscape potential, As such, the information shown does not replace the need for full technical assessments for individual sites as part of the planning process.

Therefore, each application must be assessed on its own merits and there is no reason why applications cannot come forward in areas set out in the LSA which have low potential for solar development of different scales.

Impacts to landscape are further assessed within this report.”

3. The comments received set out that the development was a Nationally Significant Infrastructure Project (NSIP) as it would generate more than 50MW of electricity. This was not correct as the solar panels would generate 9.2MW and the battery storage would allow storage capacity of 49.5MW. The batteries themselves were not generators of electricity
4. The EIA process had regard to the decommissioning process as this was part of the project.
5. The applicant had submitted a briefing note which set out why rooftop/brownfield site solar was not a substitute for ground mounted solar.

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

The following public representations were received:

1. Richard Slater and Dan Cains, local residents, objecting to the application.
2. Callum Wright and Luke Shackleton, applicants, supporting the application.

Cllr Liz Hardman was in attendance as adjacent ward Councillor and read a statement on behalf of herself, Cllr Grant Johnson and Paulton Parish Council summarised as below:

1. The ward Councillors and Paulton Parish Council were in favour of the application.
2. The application site was well screened with noise mitigations and traffic management measures would be in place during construction.
3. The majority of local residents were in favour of the applications.
4. There were concerns about the POC mast, but these were mitigated by it being sited near the electricity pylon.
5. Low quality agricultural land would be lost but this would be balanced against renewable energy supply.
6. The applicant had pledged support for the local community, and it was hoped that this could be pursued including a reduction in energy costs for local residents.

In response to Members’ questions, it was confirmed:

1. The land was graded as agricultural land grade 3a. Although the NPPF directed development away from grades 1, 2 and 3a, the Council’s placemaking plan policy RE5 only related to from grades 1 and 2. Policy RE5 was considered to be sound in the context of the NPPF and there had also been an assessment to consider if the sustainability benefits outweighed the loss of agricultural land. Officers had concluded that there were significant sustainability benefits which would outweigh the loss of agricultural land.
2. In terms of battery storage and safety measures, there was a condition to secure confirmation of fire safety compliance.
3. In relation to why a POC mast would be used rather than underground cables, this was a viability issue in terms of connecting with the national grid.
4. There would be a major impact on the view of the site from the public right

of way during the first year, but this would downgrade to moderate harm as the additional hedgerow planting would grow to screen the development.

5. There would be 49 storage containers in total, 36 for Battery Energy Storage System (BESS) covering an area of approximately 2 hectares.
6. The application would result in built form, but it was not in the green belt and there would still be a significant gap between Paulton and Midsomer Norton.
7. The application was temporary for 45 years, there could be a period of decommissioning, but this would need to be completed within a reasonable timescale. Any change to the lifetime of the development would need to be agreed by the Council.
8. The applicant's offer to give money to the local community was outside of the planning process and was not a material consideration. The public benefits considered by officers included the production of renewable energy, significant biodiversity net gains and the creation of new jobs through construction and maintenance of the site.

Cllr Shaun Hughes opened the debate as ward Councillor and reported that he had received representations from local residents both supporting and objecting to the application. He expressed concerns about the loss of grade 3a agricultural land, which was against NPPF, the visual impact of the POC mast, the safe storage of the batteries and traffic management during the construction phase. He was further concerned that there would be no direct benefits for local residents in terms of reduced energy costs and confirmed he would not support the application.

Cllr Ian Halsall expressed the view that there would be benefits in terms of achieving net zero targets and that there would be appropriate mitigations. He recognised that there were moderate adverse impacts but these were outbalanced by the public benefits in terms of renewable energy production, biodiversity net gain and the creation of jobs.

Cllr Toby Simon concurred with this view and emphasised the importance of retaining good agricultural use alongside the development. He proposed that officers be delegated to permit the application with an addition to the Landscape and Ecological Management Plan to require details of agricultural /horticultural land uses such as animal grazing that would take place alongside the solar farm operation. This was seconded by Cllr Ian Halsall.

Cllr Tim Warren spoke against the motion expressing concern about the loss of agricultural land and questioning the long-term benefits of the development.

Cllr Fiona Gourley spoke in support of the motion and the proposal to ensure an ongoing agricultural use for the land alongside the development.

On voting for the motion, it was CARRIED (7 in favour and 3 against).

RESOLVED that officers be delegated to permit the application subject to the conditions set out in the report with an addition to the Landscape and Ecological Management Plan condition to require details of agricultural /horticultural land uses such as animal grazing that will take place alongside

the solar farm operation.

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

The Committee considered:

1. A report by the Head of Planning on the applications under the main applications list.
2. 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 applications decisions list attached as Appendix 2 to these minutes.

(Cllr Paul Crossley and Tim Warren declared an interest and withdrew from the meeting during the following 3 items).

The Chair reported the procedure for considering the 3 Bath Recreation Ground applications as follows:

1. The Case Officer would introduce the 3 Bath Recreation Ground reports.
2. The public speakers would be called to speak on the applications and the speaking time would be combined.
3. Members would be invited to ask questions on the 3 applications.
4. There would be a separate debate and vote on each of the 3 applications.

1. **25/00791/VAR - Bath Rugby Club, Bath Recreation Ground, Pulteney Mews, Bathwick, Bath**
2. **25/00790/VAR - Bath Rugby Club, Bath Recreation Ground, Pulteney Mews, Bathwick, Bath**
3. **25/00789/VAR - Bath Rugby Club, Bath Recreation Ground, Pulteney Mews, Bathwick, Bath**

The Case Officer introduced the first report which considered application 25/00791/VAR for the variation of condition 1 and removal of condition 2 of application 24/01261/VAR to facilitate the retention of the existing temporary stands in situ through to May 2027 and facilitate the retention of the East Stand during both summer 2025 and 2026.

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

The Case Officer introduced the second report which considered application 25/00790/VAR for the variation of condition 1 of application 21/05529/VAR to facilitate the retention of the existing temporary stands in situ through to May 2027.

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

The Case Officer introduced the third report which considered application 25/00789/VAR for the variation of condition 1 of application 21/05528/VAR to facilitate the retention of the existing temporary stands in situ through to May 2027.

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

The following public representations were received:

1. Ceris Humphries, Pultney Estate Residents Association and Rosemary Carne, local resident, objecting to the applications.
2. Tim Burden, agent, Tarquin McDonald Chief Executive of Bath Rugby and John Finn, Chief Executive, Bath Recreation Ltd, speaking in support of the applications.

Cllr Manda Rigby was in attendance as ward Councillor and read a statement summarised as below:

1. Temporary planning permission had originally been given to all stands with a condition that the east stand would be taken down during the summer.
2. The city of Bath had double heritage status, and the views should be protected.
3. Local residents supported the stand being taken down and views being restored during the summer.
4. The first application to retain the east stand during the summer was during the Covid pandemic and there were exceptional circumstances at that time.
5. While there was an argument for retaining the other temporary stands, there were no exceptional circumstances and no public good in retaining the east stand and it had always been intended that this would be taken down every year.
6. Reference was made to the carbon emissions associated with removing and reinstalling the stand, but extra events over the summer would also result in carbon emissions.

In response to Members' questions, it was confirmed:

1. The entire stadium was temporary. Very limited weight should be given to the upcoming application for a permanent solution as each application needed to be judged on its merits.
2. The stand was due to be removed for approximately 23% of the year which equated to 11-12 weeks. The removal and the reinstatement of the stand would take approximately 7 weeks and there would need to be a period of reseeded.
3. In response to concerns raised about flashing signs on the site, this was not part of this application.
4. If the applications were refused, any impact on planned events such as graduations would be an issue for the organisers to resolve.
5. The cost of removing and reinstalling the stand was not a material consideration. The public benefits were retaining the use of the toilet and bar facilities for various events and the avoidance of construction traffic and noise associated with the removal and reinstallation of the stands.
6. The west stand had not been removed in recent years.

Debate and vote on item 1 - 25/00791/VAR - Bath Rugby Club, Bath Recreation Ground, Pulteney Mews, Bathwick, Bath

Cllr Toby Simon opened the debate as ward Councillor. He expressed the view that there were benefits to the application such as increased public use and the avoidance of the disturbance of removing and reinstalling the stand and associated loss of car parking at the pavilion and leisure centre and that these outweighed the visual disbenefits. He also referred to the timescale for the stand to come down which had been narrowed to approximately 6 weeks allowing time for reseeding. He moved the officers' recommendation to permit the application subject to the conditions set out in the report.

Cllr Halsall seconded the motion and expressed the view that use of the recreation ground should be optimised all year round.

Cllr Fiona Gourley concurred with the view that the recreation ground should be used to its fullest extent for the benefit of more people.

Cllr Shaun Hughes stated that although he sympathised with objectors, he supported the motion due to the logistics involved in removing and reinstalling the stand.

On voting for the motion, it was CARRIED (8 in favour and 0 against - unanimous).

Debate and vote on item 2 - 25/00790/VAR - Bath Rugby Club, Bath Recreation Ground, Pulteney Mews, Bathwick, Bath

Cllr Toby Simon opened the debate as ward Councillor and expressed the view that 2 years was a reasonable time period. He moved the officers' recommendation to permit the application subject to the conditions set out in the report. This was seconded by Cllr Ian Halsall.

On voting for the motion, it was CARRIED (8 in favour and 0 against - unanimous).

Debate and vote on item 3 - 25/00790/VAR - Bath Rugby Club, Bath Recreation Ground, Pulteney Mews, Bathwick, Bath

Cllr Toby Simon opened the debate as ward Councillor and moved the officers' recommendation to permit the application subject to the conditions set out in the report. This was seconded by Cllr Ian Halsall.

On voting for the motion, it was CARRIED (8 in favour and 0 against - unanimous).

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

(At this point in the meeting Cllrs Paul Crossley and Tim Warren returned to the Committee and Cllr Toby Simon left due to another Council commitment.)

4. 24/03941/FUL - Ravenswell Lodge, Access Road to Ravenswell House, Charlcombe, Bath

The Planning Officer introduced the report which considered an application for the erection of replacement rear extensions, landscaping and associated works to follow the partial demolition of Ravenswell Lodge.

He confirmed the officers' recommendation that the application be permitted subject to the conditions set out in the report.

The following public representations were received:

1. Lesley Craddock, local resident, objecting to the application.
2. Professor Robert Tavernor, applicant, supporting the application.

Cllr Mark Elliott was unable to attend as ward Councillor and a statement was read on his behalf as summarised as below:

1. He supported the property being updated and turned into a viable family home and recognised that the applicant had addressed some of the concerns raised by local residents.
2. He had asked for the application to be determined by committee due to it being a sensitive site in the Green Belt and the Cotswold National Landscape.
3. He was concerned about the proximity to Soper's Wood as this was an ancient woodland.
4. There was a contested enforcement notice around change of use of some surrounding agricultural land and woodland into residential land.
5. The original property had already been significantly extended so the proposal would see a significant increase in size from the original.
6. The residents of Ravenswell Cottage next door were concerned about the scale and mass of the building its effect on their residential amenity.
7. He recommended that the Committee undertake a site visit before making a decision.

In response to Members' questions, it was confirmed:

1. A bat survey had been undertaken and there were found to be bats roosting in the existing extension requiring a license to be secured in advance of the development. There had been a reduction in glazing in the proposed development to protect the bat flight corridor
2. Soper's Wood was an extensive woodland and part of A Site of Nature Conservation Interest (SNCI). There was also an extent of woodland in the applicant's ownership which did not form part of the SNCI.
3. Officers had accepted that there was a disproportionate increase in relation to the original property and therefore consideration was given to whether there were very special circumstances to allow the development in the green belt. It was noted that the replacement would not result in a material increase when compared to the current property.
4. In relation to the potential impact on the Scots Pine tree, the view of the Tree Officer was that the development could be constructed without impacting on the tree. Extra planting had also been secured as a condition to offset any potential damage to the tree in the long term.
5. Ravenswood Cottage was approximately 3m north of Ravenswood Lodge. The proposed extension pulled the built form of the host dwelling away from the northern boundary of the site. The two dwellings were on the same level and the land sloped to the east.

Cllr Tim Warren opened the debate and acknowledged the intention of the applicant to turn the property into a sustainable home and expressed the view that there would be sufficient screening to minimise the impact on the surrounding area. He moved the officers' recommendation to permit the application subject to the conditions set out in the report. This was seconded by Cllr Paul Crossley.

Cllr Shaun Hughes expressed reservations about the impact on the residential amenity on neighbouring properties and stated that he would support a site visit to understand the relationship between the development site and neighbouring properties, in particular Ravenswell Cottage.

Cllrs Fiona Gourley and Eleanor Jackson agreed that it would be useful to visit the site in advance of making a decision.

Cllr Tim Warren and Cllr Paul Crossley, as mover and seconder, confirmed that they were not willing to withdraw their motion to allow a further motion to come forward proposing a site visit and therefore a vote was taken on the motion to permit the application.

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.

5. 25/01724/TCA - Audley House, Park Gardens, Lower Weston, Bath

The Tree Officer introduced the report which considered a tree works notification in the conservation area.

She confirmed the officers' recommendation that no objection be raised to the works.

Cllr Ian Halsall moved the officers' recommendation. This was seconded by Cllr Tim Warren.

On voting for the motion, it was CARRIED (9 in favour and 0 against - unanimous).

RESOLVED that no objection be raised to the tree works.

6. 25/01692/TCA - Audley House, Park Gardens, Lower Weston, Bath

The Planning Officer introduced the report which considered a tree works notification in the conservation area.

She confirmed the officers' recommendation that no objection be raised to the works.

Cllr Paul Crossley moved the officers' recommendation. This was seconded by Cllr Tim Warren.

On voting for the motion, it was CARRIED (9 in favour and 0 against - unanimous).

RESOLVED that no objection be raised to the tree works.

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

The Committee considered the appeals report.

RESOLVED that the report be noted.

The meeting ended at 2.50 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 WEDNESDAY 4 JUNE 2025

SITE VISIT LIST			
ITEM NO.	SITE NAME	NAME	SUPPORTING/ OBJECTING/ PARISH OR WARD COUNCILLOR
1	24/03894/FUL - Parcel 2882 Water Lane, Paulton Bristol	Richard Slater and Dan Cains - local residents (3 minutes)	Objecting
		Callum Wright and Luke Shackleton - applicants Suzie Kyle – resident (3 minutes)	Supporting
		Cllr Liz Hardman (5 minutes)	As adjacent Ward Councillor and chair of Paulton Parish Council
MAIN PLANS LIST			
ITEM NO.	SITE NAME	NAME	SUPPORTING/ OBJECTING/ PARISH OR WARD COUNCILLOR
1, 2 & 3	25/00791/VAR 25/00790/VAR 25/00789/VAR - Bath Rugby Club, Bath Recreation Ground, Pulteney Mews, Bathwick, Bath	Rosemary Carne, local resident and Ceris Humphries, Pulteney Estate Residents' Association (9 minutes)	Objecting
		Tim Burden, agent Tarquin McDonald, Chief Executive, Bath Rugby John Flinn, Chief Executive, Bath Recreation Ltd, (9 minutes)	Supporting

		Cllr Manda Rigby (15 minutes)	Ward Councillor
4	24/03941/FUL - Ravenswell Lodge, Access Road to Ravenswell House, Charlcombe, Bath	Lesley Craddock, local resident (3 minutes)	Objecting
		Professor Robert Tavernor, consultant (3 minutes)	Supporting
		Cllr Mark Elliott (statement to be read in absence) (5 minutes)	
5	25/01724/TCA - Audley House, Park Gardens, Lower Weston, Bath	No speakers	
6	25/01692/TCA - Audley House, Park Gardens, Lower Weston, Bath	No speakers	

BATH AND NORTH EAST SOMERSET COUNCIL
PLANNING COMMITTEE
4th June 2025
DECISIONS

Item No:	001		
Application No:	24/03894/FUL		
Site Location:	Parcel 2882, Water Lane, Paulton, Bristol		
Ward: Midsomer Norton North	Parish: Midsomer Norton	LB	Grade:
	N/A		
Application Type:	Full Application		
Proposal:	Temporary installation of ground-mounted solar photovoltaic (PV) farm with battery storage along with continued agricultural use, ancillary infrastructure and security fencing, landscaping provision, ecological enhancements and associated works.		
Constraints:	Agric Land Class 1,2,3a, Coal - Standing Advice Area, Contaminated Land, Policy CP3 Solar and Wind Landscape Pote, Policy CP9 Affordable Housing, Policy LCR5 Safeguarded existg sport & R, LLFA - Flood Risk Management, Policy NE2A Landscapes and the green set, Policy NE3 SNCI 200m Buffer, Policy NE3 SNCI, Ecological Networks Policy NE5, NRN Grassland Strategic Netwo Policy NE5, All Public Rights of Way Records, SSSI - Impact Risk Zones,		
Applicant:	PACE Yeti Energy Limited		
Expiry Date:	6th June 2025		
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 Biodiversity Net Gain Plan (Pre-commencement)

Unless confirmed as exempt, no development shall commence until full details of a Biodiversity Gain Plan achieving a minimum of 10% measurable biodiversity net gain, and a Habitat Management Plan for any on-site habitats and biodiversity measures, have been submitted to and approved in writing by the Local Planning Authority. The Plans shall be in accordance with current best practice guidelines and standards and shall be

in accordance with the approved Biodiversity Net Gain Assessment and calculation and shall include the following:

In all cases:

1. Pre and post development biodiversity values including a completed metric calculation tool using the DEFRA Biodiversity Metric or any successor, and accompanying evidence for baseline condition assessments;
2. A BNG habitat map for on-site proposed habitats
3. Information about the steps taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat and, in the case of any irreplaceable habitat, information on arrangements for compensation for any impact of the development has on the biodiversity of the irreplaceable habitat (which does not include the use of biodiversity credits).
4. Details and evidence of any registered off-site biodiversity gain units allocated to the development and any biodiversity credits purchased for the development;

Where on-site habitat is proposed/retained:

5. Long term aims and objectives and targets for habitats; proposed management prescriptions and operations; timing, frequency, durations and methods of operations; specialist expertise, specialist tools/machinery or equipment and personnel where required to meet the stated aims and objectives;
6. Annual work schedule for at least a 30 year period
7. A list of activities and operations that shall not take place and shall not be permitted within the Habitat Management Plan (HMP) area (for example use of herbicides; on-site disposal of grass cuttings or other vegetation waste; routine cutting of ivy where there is no specific arboricultural justification; inappropriate maintenance methods, storage of materials; inappropriate machine or vehicle access).
8. Detailed monitoring strategy for habitats and species, and methods of measuring progress towards and achievement of stated objectives.
9. Details of proposed reporting to the Local Planning Authority, and proposed review and remediation mechanism.
10. Proposed costs and resourcing, and legal responsibilities.

The Biodiversity Gain and Habitat Management Plans shall be implemented in accordance with the agreed details and timetable, and all habitats and measures shall be retained and maintained thereafter in accordance with the approved details.

Reason: To protect and enhance ecological interests and to ensure delivery of Biodiversity Net Gain in accordance with Bath and North East Somerset Local Plan Partial Update policies NE3, NE3a NE5 and D5e and paragraph 13 of Schedule 7A to the Town and Country Planning 1990 Act (Biodiversity Gain Condition).

3 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:

1. Deliveries (including storage arrangements and timings);
2. Contractor parking;
3. Traffic management;
4. Working hours;
5. Site opening times;
6. Wheel wash facilities;
7. Site compound arrangements;
8. Measures for the control of dust;

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.

4 Construction Environmental Management Plan for Ecology (Pre-commencement)

No development shall take place (including ground works or vegetation clearance) until a Construction Environmental Management Plan (CEMP: Ecology) has been submitted to and approved in writing by the Local Planning Authority. The CEMP: Ecology shall include the following:

- 1) Risk assessment of potentially damaging activities
- 2) Boundaries of mapped exclusion zones for the protection of ecologically sensitive species or retained habitats and features, with boundaries shown to scale on a plan, and details and specifications for proposed fencing, barriers, and warning signs, as applicable
- 3) The role and responsibilities on site of an Ecological Clerk of Works (ECoW) or similarly competent person, and proposed pre-commencement checks and survey, including proposed reporting of findings to the Local Planning Authority Ecologist
- 4) The times and frequency of visits during construction when a professional ecologist needs to be present on site to oversee works
- 5) Responsible persons and lines of communication
- 6) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements), to include the location, timing and methodologies of specified works to avoid harm to wildlife and sensitive features, and to include measures for pollution control and covering runoff, dust, litter, chemical spillages, materials storage, vehicle movements, noise and lighting impacts

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To avoid harm to existing and retained habitats and species during site preparation and construction works. The above condition is required to be pre-commencement as it involves approval of measures to ensure protection of wildlife that would be otherwise harmed during site preparation and construction phases.

5 Archaeological Evaluation (Pre-commencement)

No development shall commence until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has first been submitted to and approved in writing by the Local Planning Authority. The programme of archaeological work should provide a field evaluation of the site to determine date, extent, and significance of any archaeological deposits or features, and shall be carried out by a competent person and completed in accordance with the approved written scheme of investigation.

Reason: The site is within an area of potential archaeological interest and the Council will wish to evaluate the significance and extent of any archaeological remains. This condition is a pre-commencement condition because any construction works have the potential to harm archaeology.

6 Archaeological Mitigation (Pre-commencement)

No development shall commence until the applicant, or their agents or successors in title, has presented the results of the archaeological field evaluation to the Local Planning Authority, and has secured the implementation of a subsequent programme of archaeological work, or preservation in situ methodology in accordance with a written scheme of investigation which has first been agreed and approved in writing by the Local Planning Authority. The agreed programme of archaeological work shall be carried out by a competent person and completed in accordance with the approved written scheme of investigation.

Reason: The site is within an area of potential archaeological interest and the Council will wish record and protect any archaeological remains. This condition is a pre-commencement condition because any construction works have the potential to harm archaeology.

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

No construction or decommissioning shall commence until a Detailed Arboricultural Method Statement with Tree Protection Plan following the recommendations contained within BS 5837:2012 has been submitted to and approved in writing by the Local Planning Authority. The arboricultural method statement shall include details of the following:

1. A programme of works to include details of supervision and monitoring by an Arboricultural Consultant and the provision of site visit records and certificates of completion to the local planning authority;
2. Measures to control potentially harmful operations such as site preparation (including demolition, clearance, earthworks and level changes), the storage, handling, mixing or

burning of materials on the site and the movement of people and machinery throughout the site;

3. The location of any site office, temporary services and welfare facilities;

4. The location of any service runs or soakaway locations;

5. A scaled Tree Protection Plan showing the location of all retained trees and tree protection measures.

Details of the above for the decommissioning phase shall be submitted to the Council no later than six months prior to the 45th anniversary of the first export date.

No development or other operations shall thereafter take place except in 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 Partial Update. 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.

8 Materials - Submission of Materials Schedule (Bespoke Trigger)

No construction of the buildings (including the solar inverter cabin, batter inverter cabin and BESS) shall commence until a schedule of materials and finishes to be used in the construction of the external surfaces, including roofs, has 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.

Samples of any of the materials in the submitted schedule shall be made available at the request of the Local Planning Authority.

The development shall thereafter be carried out 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.

9 Landscape Design Proposals (Pre-commencement)

No development shall commence until full details of both hard and soft landscape proposals and programme of implementation have been submitted to and approved by the Local Planning Authority. These details shall include, as appropriate:

1. Proposed finished levels or contours

2. Means of enclosure
3. Car parking layouts
4. Other vehicle and pedestrian access and circulation areas
5. Hard surfacing materials
6. Minor artefacts and structures (e.g. outdoor furniture, play equipment, refuse or other storage units, signs, lighting)
7. Proposed and existing functional services above and below ground (eg drainage, power, communication cables, pipelines, etc, indicating lines, manholes, supports etc)

Soft landscape details shall be consistent with the Biodiversity Net Gain Assessment/ Biodiversity Gain Plan/ Ecological Report and shall include:

1. Planting plans
2. Written specifications (including cultivation and other operations associated with plant and grass establishment)
3. Schedules of plants, noting species, planting sizes and proposed numbers / densities

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. This condition is required to be pre-commencement because the landscaping needs to achieve the stated biodiversity net gains.

10 Implementation of Landscaping Scheme (Bespoke Trigger)

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

Any trees or plants indicated on the approved scheme which, within a period of 30 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.

11 Landscape and Ecological Management Plan (Pre-occupation)

No occupation of the development hereby approved shall take place until full details of a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by the local planning authority. These details shall be fully in accordance with all approved ecological mitigation, compensation, enhancement and biodiversity net gain requirements and shall include:

1. A list of long-term wildlife conservation and landscape design aims and objectives, which, where applicable, shall be specific to named habitats, species and ecological issues of importance. They shall include (but not be limited to): delivery and long term maintenance of landscaping and habitats to achieve Biodiversity Net Gain.
2. Creation of habitats to a specified condition and / or that achieve specified levels of structural, botanical, and/or invertebrate diversity; provision of habitats suitable for specified species (for example linnet and other bird species); habitats with suitable conditions, connectivity and quality for use by bats as part of connected flight routes;
3. Proposed management prescriptions and operations; locations, timing, frequency, durations; methods; equipment and personnel as required to meet the stated aims and objectives
4. A plan showing the boundary or boundaries of land to which the LEMP applies. This shall include the existing and translocated hedgerows. All details, locations, boundaries of habitats and management areas shall also be shown on a plan.
5. A list of activities and operations that shall not take place and shall not be permitted within the LEMP Plan area (for example use of herbicides; waste disposal and disposal of arisings; inappropriate maintenance methods; storage of materials; machine or vehicle access)
6. Proposed habitats shall correspond to and meet the minimum standards set out in the approved Ecological Mitigation, Compensation and Enhancement Plan
7. Proposed monitoring and reporting scheme, to include a 5 year rolling programme for ongoing review and future remediation strategies
8. Proposed resourcing; funding sources and legal responsibility.
9. Details of agricultural or horticultural land uses, such as animal grazing, which will take place alongside the solar farm operation, in order to make best use of the land.

All required measures shall be incorporated into and compatible with the wider scheme and shown to scale on all relevant plans and drawings including landscape design and planting plans. All works within the scheme shall be carried out and the land managed and maintained and utilised thereafter, in accordance with the approved details and timings.

Reason: To ensure the long term maintenance and management of landscape and ecological features in the interests of providing net gain of biodiversity and mitigating the landscape impacts of the development in accordance with policies NE2, NE2A and NE3 of the Bath and North East Somerset Local Plan Partial Update.

12 Ecological Compliance Statement (Pre-occupation)

Prior to the first exportation of electricity to the grid a report produced by a suitably experienced professional ecologist (based on post-construction on-site inspection by a

suitably experienced professional ecologist) confirming and demonstrating, using photographs, adherence to and completion of the CEMP in accordance with approved details, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To demonstrate compliance with the CEMP to prevent ecological harm and to provide biodiversity gain in accordance with NPPF and policies NE3 NE3A; NE5 and D5e of the Bath and North East Somerset Local Plan Partial Update.

13 Fire Safety Compliance Confirmation (Pre-occupation)

Prior to the first exportation of electricity to the grid, and first use of the Battery Energy Storage System, the following evidence shall be submitted to and approved in writing by the Local Planning Authority:

1. That the outlets and connections to the underground water tanks have been agreed with the local fire service;
2. Details of the Fire Safety Management Plan and proof of agreement with the local fire service; and
3. Details of the Emergency Response Plan and proof of agreement with the local fire service.

The site shall then be operated in accordance with the agreed details.

Reason: To ensure that the development is safely operated in accordance with part 8 of the NPPF.

14 Highway Works (Pre-occupation)

No use of the development shall commence until the highway works shown on drawing number BLA214-04 has been provided. There shall be no on-site obstruction exceeding 900mm above ground level within the visibility splay. The visibility splay shall be retained permanently thereafter.

Reason: To ensure that the development is served by a safe and suitable means of access in accordance with Policy ST7 of the Bath and North East Somerset Local Plan Partial Update.

15 External Lighting (Bespoke Trigger)

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

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

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

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

16 Acoustic Fencing (Bespoke trigger)

Prior to the first use of the Battery Energy Storage System, the 4m high Acoustic Fencing, as detailed within section 6.2 of the Noise Assessment for Planning Acoustic Report A2007 R01 (June 2024), shall be installed in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. This will include elevation drawings, a manufacturer's specification, its colour and finish. The fencing shall be installed in accordance with the approved details and prior to the first use of the BESS.

Reason: To ensure that landscape character is protected, as well as the residential amenity of nearby residents, in accordance with policy CP6 of the Bath and North East Somerset Core Strategy, policy D6 of the Bath and North East Somerset Placemaking Plan and policies NE2A and NE2 of the Bath and North East Somerset Local Plan Partial Update.

17 Arboriculture - Signed Certificate of Compliance (Bespoke Trigger)

No development or other operations shall take place except in complete accordance with the approved Arboricultural Method Statement. A signed compliance statement shall be provided by the appointed Arboriculturalist to the local planning authority within 28 days of completion of each phase (construction and decommissioning).

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 Partial Update and to ensure that the approved method statement is complied with for the duration of the development.

18 De-commissioning Strategy (Bespoke Trigger)

No less than six months before the final export date, or before the 45th anniversary of the first export date (whichever is soonest), a decommissioning strategy and site restoration scheme shall be submitted to and approved in writing by the Local Planning Authority. The decommissioning strategy shall include details of how plant and equipment's within the site will be removed, including any boundary treatments such as fences, an updated Construction Management Plan (De-commissioning) and timescales for the work. The strategy shall include copies of pre-decommissioning ecological surveys, and which will inform any mitigation requirements. The site shall be decommissioned and restored in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

The site will revert to Greenfield Land following decommissioning and will not be identified as previously development land.

Reason: To protect the landscape character in accordance with policy NE2 of the Bath and North East Somerset Local Plan Partial Update, the safe operation of the highway in accordance with policy ST7 of the Bath and North East Somerset Local Plan Partial Update and to ensure sufficient ecological mitigation in accordance with policies NE3 and NE3a of the Bath and North East Somerset Local Plan Partial Update.

19 Drainage Strategy (Compliance)

The development hereby permitted shall be carried out in strict accordance with the approved 'Report on Drainage and Contaminated Water Management for Co-located Solar and Battery Energy Storage System (BESS) Site, Version 2, Dated 16/02/2025' including the specific mitigation measures detailed therein.

Reason: To ensure that the proposed non-mains drainage system does not harm groundwater resources in line with paragraph 187 of the National Planning Policy Framework and "Position Statement G10 - Developments posing an unacceptable risk of pollution".

20 Contaminated Land - Unexpected Contamination (Compliance)

In the event that contamination which was not previously identified is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. Thereafter an investigation and risk assessment shall be undertaken, and where remediation is necessary, a remediation scheme shall be submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report (that demonstrates the effectiveness of the remediation carried out) must be submitted to and approved in writing by the Local Planning Authority prior to the first use of the development.

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

21 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:

Ecological Parameters Plan (ref. 16134/P09A - dated March 2025)
Mitigation and Enhancements Plan V5 (ref. UKS579_10 - dated 21.02.2025)

Layout Plan (ref. UKS579_09 - dated 20.02.2025)
Hedgerow Translocation - Water Lane Access (BLA214-04 REV B - dated 31.01.2025)
Hedgerow Translocation - Monger Access (ref. BLA214-05 - dated 13.02.2025)
Drainage Layout Plan (ref. UKS579 - dated 24.01.2025)
POC- Mast Elevation (ref. UKS579_07 V0 - dated 08.07.2024)
Battery Inverter Cabin (ref. UKS579_04A V0 - dated 24.05.2024)
Location Plan (ref. UKS579_08 0 - dated 07.08.2024)
Acoustic Fence (ref. UKS579_12 V0 - dated 24.05.2024)
Double Gate (ref. UKS579_05 V0 - dated 24.05.2024)
Battery Elevation (ref. UKS579_02 V1 - dated 24.05.2024)
Access Track Elevation (ref. UKS579_11 V0 - dated 24.05.2024)
Deer Fence Typical Arrangement (ref. UKS579_06 V1 - dated 24.05.2024)
PV Panel Elevation (ref. UKS579_03 V0 - dated 24.05.2024)
Substation Plan & Elevation Drawing (ref. UKS579_07 V0 - dated 08.07.2024)
Solar Inverter Cabin (ref. UKS579_04 V0 - dated 24.05.2024)
CCTV (ref UKS579_01 V0 - dated 24.05.2024)
Appendix D Tree Protection Plan (dated 26.07.2024)

Permit/Consent Decision Making Statement

In determining this application the Local Planning Authority considers it has complied with the aims of paragraph 39 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.

Biodiversity Net Gain - Standard Informative

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are set out in the Biodiversity Gain Requirements (Exemptions) Regulations 2024 and The Environment Act 2021 (Commencement No. 8 and Transitional Provisions) Regulations 2024.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements apply. A detailed version of the biodiversity gain condition can be found in the list of conditions attached to this permission.

The effect of section 73D of the Town and Country Planning Act 1990:-

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ("the earlier Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

- i) do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

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.

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BATH AND NORTH EAST SOMERSET COUNCIL

PLANNING COMMITTEE

4th June 2025

DECISIONS

Item No:	01
Application No:	25/00791/VAR
Site Location:	Bath Rugby Club, Bath Recreation Ground, Pulteney Mews, Bathwick
Ward: Bathwick	Parish: N/A LB Grade: N/A
Application Type:	Application for Variation of Condition
Proposal:	Variation of condition 1 and removal of condition 2 of application 24/01261/VAR to facilitate the retention of the existing temporary stands in situ through to May 2027 and facilitate the retention of the East Stand during both summer 2025 and 2026 (Variation of condition 2 of application 21/05530/VAR (Variation of condition 1 of application 20/00137/VAR (Variation of condition 1 of application 15/05237/FUL to allow the stands and related development to remain in situ for a further 2 years (until 30th May 2022) (Erection of temporary spectator stands along the north and eastern sides of the playing field; erection of hospitality boxes to either side of the retained south stand; erection of control box and screen/scoreboard between north and east stands including fence enclosure. Associated works and ancillary facilities comprising floodlighting, and toilets, food and bar facilities within temporary north and east stands (temporary application for period of up to four years)).)
Constraints:	Article 4 Bath Demolition Wall, Article 4 Reg 7: Estate Agent, Article 4 HMO, Colerne Airfield Buffer, Agric Land Class 3b,4,5, Policy B2 Bath Central Area, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, Conservation Area, Contaminated Land, Policy CP9 Affordable Housing, Flood Zone 2, Flood Zone 3, Policy LCR5 Safeguarded existg sport & R, LLFA - Flood Risk Management, MOD Safeguarded Areas, Policy NE1 Green Infrastructure Network, Policy NE2A Landscapes and the green set, Policy NE3 SNCI 200m Buffer, Policy NE3 SNCI, Ecological Networks Policy NE5, NRN Woodland Strategic Networ Policy NE5, NRN Wetland Strategic Network Policy NE5, Placemaking Plan Allocated Sites, Public Right of Way, River Avon and Kennet & Avon Canal, SSSI - Impact Risk Zones,
Applicant:	Bath Rugby
Expiry Date:	5th June 2025
Case Officer:	Danielle Milsom

DECISION PERMIT

1 Temporary Planning Permission (Compliance)

This permission shall expire on 30th May 2027 after which the temporary seating and other structures hereby approved shall be removed from the site and the land/premises reinstated on or before that date in accordance with a scheme of work to be submitted to and approved in writing by the Local Planning Authority prior to the expiry date.

Reason: The proposed development is of a design and construction that the Council will permit only for a limited period to allow for a permanent solution for the future of the Recreation Ground to be resolved.

2 Reinstatement (Bespoke Trigger)

The reinstatement scheme for the grass underneath the East Stand shall be implemented in accordance with the details approved under application references 16/02012/COND. The reinstatement scheme shall be implemented as approved within 14 days of the stand being removed, following the cease of temporary use pursuant to condition 1.

Reason: In order to ensure that the land under the area covered by the stand is capable of being reinstated to an appropriate condition in order to ensure the continued use of the Recreation Ground for all of its users and in the interests of the character and appearance of this part of the Conservation Area and the World Heritage Site.

3 North and East Stand (Compliance)

The North and East Stand hereby approved shall only be used with the green double layered screen fabric in place on the rear of the stand.

Reason: In the interests of the character and appearance of this part of the Conservation Area and the World Heritage Site.

4 Seat Colour (Compliance)

Only green coloured seating shall be installed in the temporary Stands hereby approved.

Reason: In the interests of the character and appearance of this part of the Conservation Area and the World Heritage Site.

5 Construction Method Statement (Compliance)

Construction work associated with the erection and dismantling of the temporary Stands shall be in accordance with the submitted Construction Method Statement (Revision 03 December 2015). Works will only be carried out between the hours of 8am to 6pm Monday to Friday and 8am to 1pm on Saturday with no works undertaken on Sundays or Bank Holidays. No noisy operations shall take place other than between the hours of 8am and 4pm Monday to Friday and 8am to 1pm on Saturday and not on Sundays or on Bank Holidays.

Reason: In order to protect the amenity of adjoining properties and ensure that site access and management arrangements are satisfactory.

6 Flood Risk Measures (Compliance)

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) by Black and Veatch,

subsequent letter dated 12 January 2016, accompanying 'Bath Rugby 100T Crane Access' note dated 08 January 2016 and in particular the following mitigation measures:

- Access shall be provided to the Environment Agency for a crane (up to 100T) to access Pulteney Radial Gate through the recreation ground in an emergency.
- Ground levels and structures allowing the flow of flood water between the river and the ground are to remain unchanged.
- There are no structures or changes to ground levels between the river and the Recreation ground.

Reason: To ensure unimpeded access for the Environment Agency to the Pulteney Gate structure in the event of an emergency, to allow flood water to be stored and thereby ensuring flood risk downstream is not increased, to maintain conveyance flows next to the river during a flood.

7 Travel Plan (Compliance)

The development hereby permitted shall be occupied only in accordance with the submitted Travel Plan dated August 2014, the measures set out in correspondence from IMA Transport Planning dated 25 January 2016 or such other measures submitted to and approved in writing by the Local Planning Authority arising from the implementation of the Travel Plan.

Reason: In the interests of promoting the take up of sustainable transport methods and to minimise impacts on the highway network.

8 Clarification of Permission (Compliance)

This permission relates only to the East Stand, North Stand, South Stand hospitality boxes, Control Room and TV Screen as shown on the submitted drawings and does not convey consent for any other development including any flags/advertising.

Reason: In order to clarify the terms of the permission.

9 Scoreboard (Compliance)

The screen/scoreboard hereby permitted shall only be operated on Home rugby Premiership match days. The screen/scoreboard shall be operated for a maximum of two hours before or after a rugby Premiership Home game and no later than 10-00pm.

Reason: To safeguard the amenities of nearby residents and in the interests of safeguarding the character and appearance of this part of the Conservation Area and the World Heritage Site.

10 TV Screen (Compliance)

The treatment of the rear of the TV screen shall be in accordance with the details approved under application reference 16/02012/COND.

The works shall be completed as approved prior to the first Home game of the rugby Premiership 2016/17 season.

Reason: To protect the amenities of nearby residents and in the interests of safeguarding the character and appearance of this part of the Conservation Area and the World Heritage Site.

11 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:

15.1646.PL101, PL102, PL107, PL108, PL109, PL110, PL111, PL112, PL113, PL114, PL116, PL117, PL118, PL119

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 39 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

Item No:	02	
Application No:	25/00790/VAR	
Site Location:	Bath Rugby Club, Bath Recreation Ground, Pulteney Mews, Bathwick	
Ward: Bathwick	Parish: N/A	LB Grade: N/A
Application Type:	Application for Variation of Condition	
Proposal:	Variation of condition 1 of application 21/05529/VAR to facilitate the retention of the existing temporary stands in situ through to May 2027 (Variation of condition 1 of application 20/00136/VAR (Variation of condition 1 of application 15/05235/FUL to allow the stands and related development to remain in situ for a further 2 years (until 30th May 2022) (Part demolition of existing permanent West Stand (retaining rear wall and concrete slab) together with terraces in north west corner of the site and removal of existing temporary stands and seating; erection of temporary covered West Stand and seating, including camera gantry, uncovered seating and associated works and ancillary facilities including retention of existing floodlighting, erection of boundary fence with new access gates onto riverside path, provision of toilets and food and bar facilities within temporary stand (temporary application for a period of up to four years).)).)	
Constraints:	Article 4 Bath Demolition Wall, Article 4 Reg 7: Estate Agent, Article 4 HMO, Colerne Airfield Buffer, Agric Land Class 3b,4,5, Policy B2 Bath Central Area, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, Conservation Area, Contaminated Land, Policy CP9 Affordable Housing, Flood Zone 2, Flood Zone 3, Listed Building, Policy LCR5 Safeguarded existg sport & R, LLFA - Flood Risk Management, MOD Safeguarded Areas, Policy NE1 Green Infrastructure Network, Policy NE2A Landscapes and the green set, Policy NE3 SNCI 200m Buffer, Ecological Networks Policy NE5, NRN Wetland Strategic Network Policy NE5, Placemaking Plan Allocated Sites, Public Right of Way, River Avon and Kennet & Avon Canal, SSSI - Impact Risk Zones,	
Applicant:	Bath Rugby	
Expiry Date:	5th June 2025	
Case Officer:	Danielle Milsom	

DECISION PERMIT

1 Temporary Planning Permission (Compliance)

This permission shall expire on 30th May 2027 after which the temporary seating and other structures hereby approved shall be removed from the site.

Reason: The proposed development is of a design and construction that the Council will permit only for a limited period to allow for a permanent solution for the future of the Recreation Ground to be resolved.

2 Materials Sample Panel (Compliance)

The development shall be constructed in accordance with the sample panel of all external wall and roofing materials approved under application reference 16/01303/COND.

Reason: To ensure that the details of the building preserve or enhance the character and appearance of the Conservation Area.

3 Material Details (Compliance)

The materials approved under application reference 16/01303/COND shall be used in the construction of the Temporary Stand.

Reason: In the interests of the character and appearance of this part of the Conservation Area and the World Heritage Site.

4 Seating Colour (Compliance)

The colour of the temporary seating hereby approved shall be dark grey or match the existing green seating which is in use elsewhere on the site.

Reason: In the interests of the character and appearance of this part of the Conservation Area and the World Heritage Site.

5 Construction Method Statement (Compliance)

Construction work associated with the erection and dismantling of the temporary Stand shall be in accordance with the submitted Construction Method Statement (Revision 03 December 2015). Works will only be carried out between the hours of 8am to 6pm Monday to Friday and 8am to 1pm on Saturday with no works undertaken on Sundays or Bank Holidays. No noisy operations shall take place other than between the hours of 8am and 4pm Monday to Friday and 8am to 1pm on Saturday and not on Sundays or on Bank Holidays.

Reason: In order to protect the amenity of adjoining properties and ensure that site access and management arrangements are satisfactory.

6 Flood Risk Measures (Compliance)

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) by Black and Veatch, subsequent letter dated 12 January 2016, accompanying 'Bath Rugby 100T Crane Access' note dated 08 January 2016 and in particular the following mitigation measures:

- Access shall be provided to the Environment Agency for a crane (up to 100T) to access Pulteney Radial Gate through the recreation ground in an emergency.
- Ground levels and structures allowing the flow of flood water between the river and the ground are to remain unchanged.
- There are no structures or changes to ground levels between the river and the new West stand.

Reason: To ensure unimpeded access for the Environment Agency to the Pulteney Gate structure in the event of an emergency, to allow flood water to be stored and thereby ensuring flood risk downstream is not increased, to maintain conveyance flows next to the river during a flood.

7 Construction Environmental Management Plan (Compliance)

The works shall be carried out in accordance with the Construction and Environmental Management Plan (Construction Management Plan - West Stand Redevelopment January 2016 Revision 04) approved under application reference 16/01303/COND..

Reason: To protect the environment from construction activities.

8 Travel Plan (Compliance)

The development hereby permitted shall be occupied only in accordance with the submitted Travel Plan dated August 2014, the measures set out in correspondence from IMA Transport Planning dated 25 January 2016 or such other measures submitted to and approved in writing by the Local Planning Authority arising from the implementation of the Travel Plan.

Reason: In the interests of promoting the take up of sustainable transport methods and to minimise impacts on the highway network.

9 Arboricultural Compliance Certificate (Compliance)

No development or other operations shall take place except in complete accordance with the Detailed Arboricultural Method Statement (Greenman ref. BRWS_DAMS_17032016_JP_v1 received 30th March 2016) approved under application reference 16/01303/COND.

Reason: To ensure that the approved method statement is complied with for the duration of the development.

10 Plans List (Compliance)

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

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

PLANS LIST:

This decision relates to the following plans:

PL101, PL102, PL104, PL105, PL106, PL107, PL108, PL110, PL111, PL112, PL113B, PL114, PL116, PL117

Condition Categories

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The condition will list any specific works which are exempted from this restriction, e.g. ground investigations, remediation works, etc.

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

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

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

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Permit/Consent Decision Making Statement

In determining this application the Local Planning Authority considers it has complied with the aims of paragraph 39 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 have 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.

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Item No:	03	
Application No:	25/00789/VAR	
Site Location:	Bath Rugby Club, Bath Recreation Ground, Pulteney Mews, Bathwick	
Ward: Bathwick	Parish: N/A	LB Grade: N/A
Application Type:	Application for Variation of Condition	
Proposal:	Variation of condition 1 of application 21/05528/VAR to facilitate the retention of the existing temporary stands in situ through to May 2027 (Variation of condition 1 of application 20/00135/VAR (Variation of conditions 1 and 2 of application 17/01637/FUL to allow the stands and related development to remain in situ for a further 2 years (until 30th May 2022) and the retention of the east stand during summer 2020 (Erection of temporary spectator stand along the eastern side of the playing field including associated works and ancillary facilities comprising floodlighting, toilets, food and bar facilities within structure. (Amended location 3 metres to the east of stand granted planning permission 12th February 2016 (LPA ref. 15/05237/FUL). Structure and capacity to remain as approved.)))).))	
Constraints:	Article 4 Bath Demolition Wall, Article 4 Reg 7: Estate Agent, Article 4 HMO, Colerne Airfield Buffer, Agric Land Class 3b,4,5, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, Conservation Area, Contaminated Land, Policy CP9 Affordable Housing, Flood Zone 2, Flood Zone 3, Policy LCR5 Safeguarded existg sport & R, LLFA - Flood Risk Management, MOD Safeguarded Areas, Policy NE1 Green Infrastructure Network, Policy NE3 SNCI 200m Buffer, Ecological Networks Policy NE5, NRN Wetland Strategic Network Policy NE5, Placemaking Plan Allocated Sites, Public Right of Way, River Avon and Kennet & Avon Canal, SSSI - Impact Risk Zones,	
Applicant:	Bath Rugby	
Expiry Date:	5th June 2025	
Case Officer:	Danielle Milsom	

DECISION PERMIT

1 Temporary Planning Permission (Compliance)

This permission shall expire on 30th May 2027 after which the temporary seating and other structures hereby approved shall be removed from the site and the land/premises reinstated on or before that date in accordance with a scheme of work to be submitted to and approved in writing by the Local Planning Authority prior to the expiry date.

Reason: The proposed development is of a design and construction that the Council will permit only for a limited period to allow for a permanent solution for the future of the Recreation Ground to be resolved.

2 Fabric Screen (Compliance)

The East Stand hereby approved shall only be used with the green double layered screen fabric in place on the rear of the stand.

Reason: In the interests of the character and appearance of this part of the Conservation Area and the World Heritage Site.

3 Seating Colour (Compliance)

Only green coloured seating shall be installed in the temporary Stands hereby approved.

Reason: In the interests of the character and appearance of this part of the Conservation Area and the World Heritage Site.

4 Construction Work (Compliance)

Construction work associated with the erection and dismantling of the temporary Stands shall be in accordance with the submitted Construction Method Statement (Revision 03 December 2015). Works will only be carried out between the hours of 8am to 6pm Monday to Friday and 8am to 1pm on Saturday with no works undertaken on Sundays or Bank Holidays. No noisy operations shall take place other than between the hours of 8am and 4pm Monday to Friday and 8am to 1pm on Saturday and not on Sundays or on Bank Holidays.

Reason: In order to protect the amenity of adjoining properties and ensure that site access and management arrangements are satisfactory.

5 Flood Risk Assessment (Compliance)

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) by Black and Veatch, and AWW Technical Note dated March 2017 and in particular the following mitigation measures:

- Access shall be provided to the Environment Agency for a crane (up to 100T) to access Pulteney Radial Gate through the recreation ground in an emergency.
- Ground levels and structures allowing the flow of flood water between the river and the ground are to remain unchanged.
- There are no structures or changes to ground levels between the river and the new West stand.

Reason: To ensure unimpeded access for the Environment Agency to the Pulteney Gate structure in the event of an emergency; to allow flood water to be stored and thereby ensuring flood risk downstream is not increased; and to maintain conveyance flows next to the river during a flood.

6 Travel Plan (Bespoke Trigger)

Within 4 months of the date of this permission an updated Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall thereafter be occupied only in accordance with the approved Travel Plan.

Reason: In the interests of promoting the take up of sustainable transport methods and to minimise impacts on the highway network.

7 Unexpected Contamination (Compliance)

In the event that contamination is found at any time when carrying out the approved development, work must be ceased and it must be reported in writing immediately to the Local Planning Authority. The Local Planning Authority Contaminated Land Department shall be consulted to provide advice regarding any further works required. Contamination may be indicated by soils that have unusual characteristics such as: unusual colour, odour, texture or containing unexpected foreign material.

Reason: In order to ensure that there are no unacceptable risks in relation to contamination and that the land is suitable for the intended use and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors and in accordance with section 11 of the National Planning Policy Framework.

8 Archaeology Watching Brief (Compliance)

The development shall take place in accordance with the Written Scheme of Investigation for an Archaeological Watching Brief (Cotswold Archaeology dated 17 June 2010).

Reason: The site is within an area of significant archaeological interest and the Council will wish to examine and record items of interest discovered

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:

This decision relates to drawing nos 1865_98 / 10, 11 and 12 received 4th April 2017.

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.

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Permit/Consent Decision Making Statement

In determining this application the Local Planning Authority considers it has complied with the aims of paragraph 39 of the National Planning Policy Framework.

Community Infrastructure Levy - General Note for all Development

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Community Infrastructure Levy - Exemptions and Reliefs Claims

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Item No:	04		
Application No:	24/03941/FUL		
Site Location:	Ravenswell Lodge , Access Road To Ravenswell House, Charlcombe, Bath		
Ward: Lansdown	Parish: N/A	LB Grade: N/A	
Application Type:	Full Application		
Proposal:	Erection of replacement rear extensions, landscaping and associated works to follow the partial demolition of Ravenswell Lodge.		
Constraints:	Article 4 HMO, Colerne Airfield Buffer, Agric Land Class 1,2,3a, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, Policy CP3 Solar and Wind Landscape Pote, Policy CP8 Green Belt, Policy CP9 Affordable Housing, MOD Safeguarded Areas, Policy NE1 Green Infrastructure Network, Policy NE2 AONB, Policy NE3 SNCI 200m Buffer, Ecological Networks Policy NE5, Strategic Nature Areas Policy NE5, NRN Woodland Core Existing Policy NE5, NRN Woodland Strategic Networ Policy NE5, SSSI - Impact Risk Zones, Policy ST8 Safeguarded Airport & Aerodro,		
Applicant:	Mr & Mrs Hanna & Isaeva		
Expiry Date:	6th June 2025		
Case Officer:	Christopher Masters		

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 Construction Environmental Management Plan (Pre-commencement)

No development shall take place (including demolition, groundworks, and vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include, as applicable, details and specifications of all necessary measures to avoid or reduce ecological impacts during site clearance and construction; findings of updated surveys or pre-commencement checks of the site; and details of an ecological clerk of works (ECoW).

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

Reason: To prevent ecological harm during construction in accordance with policy NE3 of the Bath and North East Somerset Local Plan Partial Update.

NB The above condition is required to be pre-commencement as it involves approval of measures to ensure the protection of wildlife that would be otherwise harmed during site preparation and construction phases.

4 Landscape Design Proposals (Bespoke Trigger)

No development beyond slab level shall take place until full and final details of both hard and soft landscape proposals and programme of implementation have been submitted to and approved by the Local Planning Authority. These details shall include, as appropriate:

1. Proposed finished levels or contours
2. Means of enclosure
3. Hard surfacing materials
4. Minor artefacts and structures (eg fixed outdoor seating, raised planters, etc.)

Soft landscape details shall be consistent with the submitted drawings and plans and shall include:

1. Planting plans
2. Written specifications (including cultivation and other operations associated with tree and hedgerow establishment)
3. Schedules of plants, noting species, planting sizes and proposed numbers / densities

All hard and soft landscape works shall be carried out in accordance with the approved details and 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 satisfactory environmental quality in accordance with Policies D1 and D2 of the Bath and North East Somerset Placemaking Plan and policies D5, NE2 and NE3 of the Bath and North East Somerset Local Plan Partial Update.

5 Materials - Submission of Materials Schedule (Bespoke Trigger)

No construction of the external walls of the development shall commence until a schedule of materials and finishes to be used in the construction of the external surfaces, including

roofs, has 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, etc.);
2. Photographs of all of the proposed materials;
3. An annotated drawing showing the parts of the development using each material.

Samples of any of the materials in the submitted schedule shall be made available at the request of the Local Planning Authority.

The development shall thereafter be carried out 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 Policies D5 and NE2 of the Bath and North Somerset Local Plan Partial Update.

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;
2. Predicted lux levels and light spill on both the horizontal and vertical planes;
3. Measures to limit use of lights when not required, to prevent upward light spill and to prevent light spill onto nearby vegetation and adjacent land.

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

Reason: To avoid harm to the special qualities of the National Landscape and wildlife in accordance with policy CP6 of the Bath and North East Somerset Core Strategy and policies NE2, NE3 and D8 of the Bath and North East Somerset Local Plan Partial Update.

7 Arboricultural Method Statement and Tree Protection Plan (Compliance)

No development or other operations shall take place except in complete accordance with the submitted Arboricultural Method Statement (inclusive of the Tree Protection Plan) prepared by Sharples Tree Services in October 2024.

Reason: To ensure that the approved Method Statement and Tree Protection Plan is complied with for the duration of the development to protect the trees to be retained in accordance with Policies NE2, NE3 and NE6 of the Bath and North East Somerset Local Plan Partial Update.

8 Implementation of Wildlife Protection and Enhancement Scheme (Compliance)

The development shall be undertaken in full accordance with the proposed measures and recommendations set out in sections 6 and 7 of the submitted Ecological Impact Assessment (Darwin Ecology, October 2024).

Reason: To ensure the implementation of the Wildlife Protection and Enhancement Scheme to prevent ecological harm in accordance with policy CP6 of the Bath and North East Somerset Core Strategy, policy D5 of the Bath and North East Somerset Placemaking Plan and policies NE3 and NE5 of the Bath and North East Somerset Local Plan Partial Update.

PLANS LIST:

This decision relates to the following plans:

Received 18th March 2025

24024-00-300-P03 PROPOSED GROUND FLOOR PLAN
24024-00-301-P03 PROPOSED ROOF PLAN
24024-00-302-P03 PROPOSED NORTH ELEVATION
24024-00-303-P03 PROPOSED EAST ELEVATION
24024-00-304-P03 PROPOSED SOUTH ELEVATION
24024-00-305-P03 PROPOSED WEST ELEVATION
24024-00-308-P03 PROPOSED SECTION C-C
24024-00-350-P03 PROPOSED 1-500 BLOCK PLAN
24024-00-351-P03 PROPOSED 1-200 BLOCK PLAN

Received 18th October 2024

24024-00-100 P 01 GROUND FLOOR PLAN EXISTING
24024-00-101 P 01 ROOF PLAN EXISTING
24024-00-102 P 01 NORTH ELEVATION EXISTING
24024-00-103 P 01 EAST ELEVATION EXISTING
24024-00-104 P 01 SOUTH ELEVATION EXISTING
24024-00-105 P 01 WEST ELEVATION EXISTING
24024-00-106 P 01 SECTION A-A EXISTING
24024-00-107 P 01 SECTION B-B EXISTING
24024-00-108 P 01 SECTION C-C EXISTING
24024-00-150-P01 EXISTING BLOCK PLAN 1:500
24024-00-151-P01 EXISTING BLOCK PLAN 1:200
24024-00-200 P 01 GROUND FLOOR PLAN DEMOLITION
24024-00-201 P 01 ROOF PLAN DEMOLITION
24024-00-202 P 01 NORTH ELEVATION DEMOLITION
24024-00-203 P 01 EAST ELEVATION DEMOLITION
24024-00-204 P 01 SOUTH ELEVATION DEMOLITION
24024-00-205 P 01 WEST ELEVATION DEMOLITION
24024-00-206 P 01 SECTION A-A DEMOLITION
24024-00-206 P01 SECTION A-A DEMOLITION
24024-00-207 P01 SECTION B-B DEMOLITION
24024-00-208 P01 SECTION C-C DEMOLITION
24024-00-309-P01 PROPOSED ECOLOGY PLAN (LOW RES)
24024-00-352-P01 PROPOSED SITE LOCATION PLAN
24024-00-152-P01 EXISTING SITE LOCATION PLAN

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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.

Biodiversity Net Gain - Exempt/Not required

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are set out in the Biodiversity Gain Requirements (Exemptions) Regulations 2024 and The Environment Act 2021 (Commencement No. 8 and Transitional Provisions) Regulations 2024.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is/are considered to apply.

Permit/Consent Decision Making Statement

In determining this application the Local Planning Authority considers it has complied with the aims of paragraph 39 of the National Planning Policy Framework.

Item No:	05	
Application No:	25/01724/TCA	
Site Location:	Audley House , Park Gardens, Lower Weston, Bath	
Ward: Weston	Parish: N/A	LB Grade: II
Application Type:	Tree Works Notification in Con Area	
Proposal:	Bay T1 - reduce by up to 0.3m below previously trimmed height (as shown in annotated photograph) - amended description	
Constraints:	Conservation Area,	
Applicant:	Hodge	
Expiry Date:	12th June 2025	
Case Officer:	Jane Brewer	

DECISION NO OBJECTION

Item No:	06	
Application No:	25/01692/TCA	
Site Location:	Audley House , Park Gardens, Lower Weston, Bath	
Ward: Weston	Parish: N/A	LB Grade: II
Application Type:	Tree Works Notification in Con Area	
Proposal:	T1 triple stemmed Redwood tree - Section fell one stem to ground level. Crown reduce x2 remaining stems height by approx 3m. Blend upper lateral branches to create a natural shape. T2 cedar tree - Remove broken branch.	
Constraints:	Conservation Area,	
Applicant:	Hodge	
Expiry Date:	10th June 2025	
Case Officer:	Jane Brewer	

DECISION NO OBJECTION