

PLANNING COMMITTEE

Minutes of the Meeting held

Wednesday 22nd October 2025, 10.00 am

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

55 **EMERGENCY EVACUATION PROCEDURE**

The Democratic Services Officer read out the emergency evacuation procedure.

56 **APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

Apologies of absence were received from Cllrs Ian Halsall and John Leach.

57 **DECLARATIONS OF INTEREST**

There were no declarations of interest.

58 **TO ANNOUNCE ANY URGENT BUSINESS AGREED BY THE CHAIR**

There was no urgent business.

59 **ITEMS FROM THE PUBLIC**

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

60 **MINUTES OF THE PREVIOUS MEETING**

RESOLVED that the minutes of the meetings of 17 September and 24 September be confirmed as a correct record for signing by the Chair.

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

The Committee considered:

1. A report and update 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.

1. 22/03025/FUL Site Of Former Folly Inn Brewery And Pleasure Ground Hampton Row, Bathwick

The Planning Case Officer introduced the report which considered an application for the erection of a car free self-build (affordable) dwelling.

She gave a verbal update as follows:

1. Confirmation that the overall height of the building was 1.26m above the level of the towpath to the south.
2. In relation to Policy SCR6, the application had been with the planning department for several years and so at the time of consideration and when advice was given, the scheme was in accordance with the previous sustainable construction policy but not as it is at present.

She confirmed the officers' recommendation that permission be refused for the reasons set out in the report.

The following public representation was received:

1. Wendy Zakiewicz and Tom Edwards, applicants, supporting the application.

In response to Members' questions, it was confirmed:

1. Natural England had considered the Habitat Regulations Assessment acceptable subject to suitable mitigations, but it was the view of officers that conditions would not meet the test for reasonableness e.g., to ban external lighting from a property located near a river.
2. Officers did not explore the option of developing the ruins as a proposal to do so had not been put forward.
3. In terms of how the building would be constructed, the building would be piled.
4. There would be an impact of users of the towpath during construction.
5. Bath stone had been proposed as a material on the side elevations to keep the pantry cool.
6. The site was off grid and there would not be any external utilities. There had not been a viability report, but there was no apparent reason why the development would not work. If consent was granted and the applicants wanted to make changes in the future, they would need to submit a further application.
7. Officers considered that the solar panels facing towards canal would be effective in spite of the vegetation which would screen the development.
8. If consent was granted, the applicants would require a separate consent from the Canal and Rivers Trust.

9. The location was in Bath and so it was within the housing development boundary.
10. There was a proposed compost toilet system and the details of this had been submitted in support of the application.
11. The concern from the Council's Tree Officer was the future management of trees as it would be a challenge to enforce the tree preservation order if there were safety issues relating to the residential development.
12. In terms of whether there was any legal restriction to permitting the application as it was not accessible, the application did not breach the public sector equalities duty.

Cllr Simon opened the debate as ward member and stated that Bath Preservation Trust supported the proposal, and Natural England confirmed their agreement with the conclusions of the Habitats Regulations Assessment providing that all mitigation measures were appropriately secured and he considered that this was the starting point for finding a way that the application could be acceptable. He addressed the officers reasons for refusal as follows:

1. Ecology – the impact on ecology would be minimal and the applicants would be stewards to help with the management of the land.
2. Habitat Regulations Assessment – it did not seem to be reasonable to say that conditions could not be applied. In terms of lighting, people living on the canal were used to approaching their properties in the dark and a condition to ban external lighting would be reasonable in these circumstances.
3. Character and Appearance – the building was not obtrusive and would not detract from the character and appearance of the area.
4. Heritage Impact – any harm was outweighed by the preservation and wider public benefits of constructing the property.
5. Trees and Woodland – the fact that the trees needed management was not a reason to object to the application. The risk of losing trees in the future if there was a safety issue linked to the development could be mitigated by a condition to secure replacement planting.

Cllr Simon moved that officers be delegated to permit the application subject to suitable conditions/planning obligations to overcome these issues. This was seconded by Cllr MacFie.

The Team Manager – Development Control stated that there were too many outstanding issues to warrant a “delegate to permit” decision and recommended that a decision be deferred to allow officers:

1. to ask the applicants to submit a detailed Landscape and Environmental Management Plan.
2. to give the applicant the opportunity to submit further justification on how mitigations would be secured in relation to the conflict between Habitat

Regulations Assessment and residential occupation.

3. to prepare suggested conditions and/or planning obligations.

In response to a question about whether it would be possible for the committee to accept in principle, the Legal Officer advised that members would need to reconsider the application with an open mind when it came back to committee for determination.

Cllr Simon agreed to change his motion to deferral on the understanding that the Committee was looking to see how the application could be acceptable but would keep an open mind if it was not possible to secure appropriate mitigations. This was accepted by Cllr MacFie as seconder of the motion.

Cllr Gourley commended the applicants for their commitment to the space but expressed reservations about the details of construction and how the scheme would work in the future.

Cllr Hughes spoke against the motion as he considered the officers report to be a comprehensive assessment and agreed that the development was unacceptable. Cllr Tim Warren concurred with this view.

Cllr Crossley spoke in support of the motion to defer consideration.

On voting for the motion, it was CARRIED (5 in favour and 4 against – Chair using casting vote).

RESOLVED that a decision be deferred to allow officers:

1. to ask the applicants to submit a detailed Landscape and Environmental Management Plan.
2. to give the applicant the opportunity to submit further justification on how mitigations would be secured in relation to the conflict between Habitat Regulations Assessment and residential occupation.
3. to prepare suggested conditions and/or planning obligations.

2. 25/02732/FUL Windyridge, High Street, Wellow, Bath

The Planning Case Officer introduced the report which considered an application for the erection of 3 bed dwelling on land to the front of Windyridge, associated landscape works, and modification to existing drive entrance.

She gave a verbal update to report that the following paragraph had been omitted from the report:

“There is a duty under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, when considering whether to grant planning permission for development which affects a listed building or its setting, that the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Here it is considered that the proposals are consistent with the aims and requirements of the primary legislation and planning policy and guidance. The

proposals would not have an unacceptable impact on the listed building or its setting and would preserve the significance of the designated Heritage asset. The proposal accords with policy HE1 of the Placemaking Plan for Bath and North East Somerset (2017) and part 16 of the NPPF.”

She confirmed the officers’ recommendation that permission be refused for the reasons set out in the report.

The following public representation was received:

1. Cllr Michael Clarkson, Wellow Parish Council, supporting the application.
2. Simon Rayner, applicant, supporting the application.

In response to Members’ questions, it was confirmed:

1. In terms of the definition of less than substantial harm, the wording was taken from the National Planning Policy Framework and meant a level of harm that was lower than substantial harm, but considerable weight still needed to be given to less than substantial harm.
2. The materials were primarily limestone and there were some ceramic tiles near the front door. Although orange brick had initially been proposed, this was no longer part of the plans.
3. Although there was an extant permission, this application needed to be judged on its own merits.
4. Officers had concluded that the application did not preserve the conservation area.
5. The application had not been considered by the Design Review Panel.

Cllr Gourley opened the debate and acknowledged the support of the Parish Council and that the applicant had changed the design in response to comments but expressed concern about the siting and the impact on Hungerford Terrace and Windyridge bungalow.

Cllr Jackson expressed the view that the application was well designed and would preserve and enhance the conservation area as well as contributing to B&NES housing supply. She moved that the application be permitted. This was seconded by Cllr Warren.

Cllr Simon asked that the motion be amended to delegate to permit to allow for suitable conditions. This was agreed by mover and seconder.

Cllr Hughes acknowledged that the development would be an improvement on the existing but stated that the siting was too far forward and would result in a loss of amenity to Hungerford Terrace. Cllr Crossley agreed with this view.

On voting for the motion, it was CARRIED (4 in favour, 3 against, 1 abstention).

RESOLVED that officers be delegated to permit the application subject to suitable conditions.

3. 25/02605/VAR Great Barn Court Block Two Dane's Lane, Keynsham

The Planning Case Officer introduced the report which considered an application for the variation of conditions 4 (Archaeology Post Excavation and Publication), 10 (Construction Management Plan), 17 (Landscape) and 18 (Plans List) of application 24/04399/VAR (Variation of conditions 5 (Investigation and Risk Assessment), 8 (Materials - Submission of Schedule and Samples), 13 (Biodiversity Gain and Habitat Management Plans), 17 (Fire Hydrants), 19 (Landscape) and 20 (Plans List) of application 23/04190/REG03 (Erection of 10 No. affordable apartments (Class C3) and associated access, drainage and landscaping works)).

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

There were no public speakers in relation to this application.

In response to a Member's question, it was confirmed that the paving would be replaced by a permeable tarmac.

Cllr Hughes moved the officers' recommendation to permit the application. This was seconded by Cllr Warren,

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

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

4. 25/02948/FUL Tregonhawke, Packhorse Lane, South Stoke

The Planning Case Officer introduced the report which considered an application to widen an existing balcony.

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

The following public representation was received:

1. Geoffrey Davis clerk of South Stoke Parish Council, objecting to the application.
2. Richard Harlow, agent, supporting the application.

In response to Members' questions, it was confirmed:

1. The purpose of the application was to enable the balcony to be more of a useable space as in its current form the opening of the doors conflicted with the balcony space.
2. The balcony was south facing.

Cllr Gourley opened the debate as ward member and moved the officers recommendation with an additional condition relating to the addition of a screen to prevent overlooking. Cllr Jackson seconded the motion.

Cllr Hughes raised concerns as the site was in a prominent position with a number of nearby properties and it would increase activity on the balcony and impact on residential amenity.

Cllr Simon spoke in support of the motion and an additional condition relating to a screen, suggesting this could be obscured glass. He also requested an additional condition to prevent external lighting.

Cllr Warren questioned how a screen would work and stated that he would be happy to support the officers' recommendation without additional conditions.

The Planning Officer advised that the applicants had suggested they would be willing to include a privacy screen, but his professional view was that the impact of the application was slight, and the built massing of a screen would outweigh the impact on residential amenity. If the Committee was minded to request an additional condition, officers recommended a deferral to allow a further consultation on the proposed screen. In relation to an external lighting condition, the applicant could put lighting outside the house without planning permission and so officers did not consider this to be reasonable in view of the size of the development.

Cllr Jackson stated that she was reluctant to include a condition in relation to lighting and that, in view of officers' comments, she considered a condition relating to a screen to be unreasonable. Cllr Gourley accepted these points and amended her motion to permit the application subject to the conditions in the report.

On voting for the motion, it was CARRIED (7 in favour and 1 against).

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

5. 25/01551/FUL 54 Uplands Road, Saltford

The Planning Case Officer introduced the report which considered a retrospective application for the erection of a fence and shed.

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

There were no public speakers in relation to this application.

In response to Members' questions, it was confirmed:

1. The application included both the fence and the shed and the two could not be considered separately. The fence would screen the shed and reduce the visual impact.
2. There would be a proposed reduction in height of the close boarded section of the fencing and installation of timber trellis on top which would soften its

appearance.

3. The site differed from the site of a nearby application which was refused as there was a cluster of outbuildings nearby and so the shed would not be out of keeping with its nearby surroundings.
4. The applicant could erect a lower fence (up to 1 metre) under permitted development rights.

Cllr Hughes opened the debate and expressed the view that the fence and shed did not fit with the street scene, and he did not support the officers' recommendation.

Cllr Jackson stated that the fence would screen the shed and outbuildings and moved the officers recommendation to permit the application. This was seconded by Cllr MacFie.

Cllr Warren spoke in support of the motion.

On voting for the motion, it was CARRIED (6 in favour and 2 against).

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

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

The Team Manager – Development Management gave a verbal update to confirm that the appeal in relation to Parcel 3263 Deanhill Lane, Upper Weston, Bath had been dismissed.

RESOLVED that the report be noted.

63 **QUARTERLY PERFORMANCE REPORT COVERING PERIOD 1 JULY - 30 SEPT 2025**

RESOLVED that the report be noted.

The meeting ended at 12.41 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 22 OCTOBER 2025**

MAIN PLANS LIST			
ITEM NO.	SITE NAME	NAME	SUPPORTING/ OBJECTING/ PARISH OR WARD COUNCILLOR
1.	22/03025/FUL Site Of Former Folly Inn Brewery And Pleasure Ground Hampton Row, Bathwick	Wendy Zakiewicz & Tom Edwards, applicants	Supporting
2.	25/02732/FUL Windyridge, High Street, Wellow, Bath	Cllr Michael Clarkson	Wellow Parish Council
		Simon Rayner, applicant	Supporting
3.	25/02605/VAR Great Barn Court Block Two Dane's Lane, Keynsham	No speakers	
4.	25/02948/FUL Tregonhawke, Packhorse Lane, South Stoke	Geoffrey Davis (clerk)	South Stoke Parish Council
		Richard Harlow, agent	Supporting
5.	25/01551/FUL 54 Uplands Road, Saltford	No speakers	

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BATH AND NORTH EAST SOMERSET COUNCIL

PLANNING COMMITTEE

22nd October 2025

DECISIONS

Item No:	01	
Application No:	22/03025/FUL	
Site Location:	Site Of Former Folly Inn Brewery And Pleasure Ground, Lane Hampton Row To Grosvenor Bridge, Bathwick, Bath	
Ward: Bathwick	Parish: N/A	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of a car free self-build (affordable) dwelling.	
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, British Waterways Major and EIA, British Waterways Minor and Householders, Conservation Area, Contaminated Land, Policy CP8 Green Belt, Policy CP9 Affordable Housing, Flood Zone 2, 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, Railway, River Avon and Kennet & Avon Canal, SSSI - Impact Risk Zones,	
Applicant:	Ms Wendy Zakiewicz	
Expiry Date:	24th October 2025	
Case Officer:	Christine Moorfield	

DECISION Deferred for further information.

Item No:	02	
Application No:	25/02732/FUL	
Site Location:	Windyridge , High Street, Wellow, Bath	
Ward: Bathavon South	Parish: Wellow	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of 3 bed dwelling on land to the front of Windyridge, associated landscape works, and modification to existing drive entrance.	
Constraints:	White Ox Mead Air Strip 3km buffer, Agricultural Land Classification, Conservation Area, Policy CP3 Solar and Wind Landscape Pote, Policy CP8 Green Belt, Policy CP9 Affordable Housing, Policy GB2 Infill Boundary, Policy NE2 AONB, Ecological Networks Policy NE5, SSSI - Impact Risk Zones,	
Applicant:	Mr Simon Rayner	
Expiry Date:	23rd October 2025	
Case Officer:	Danielle Milsom	

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 Rainwater Harvesting (Pre-occupation)

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

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

3 Water Efficiency (Compliance)

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

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

4 SCR6 Residential Properties (Pre-occupation)

Prior to occupation of the development hereby approved, the following tables (as set out in the Council's Sustainable Construction Checklist Supplementary Planning Document)

shall be completed in respect of the completed development and submitted to and approved in writing by the Local Planning Authority together with the further documentation listed below. The development must comply with the requirements of SCR6.

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

Minor Residential Development:

1. Energy Summary Tool 1 or 2
2. Tables 1.1 or 1.2 (if proposal has more than one dwelling type)
3. Table 5 (updated)
4. Building Regulations Part L post-completion documents for renewables;
5. Building Regulations Part L post-completion documents for energy efficiency;
6. Final as-built full data report from Passive House Planning Package or SAP
7. Microgeneration Certification Scheme (MCS) Certificate/s

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

5 Bound/Compacted Vehicle Access (Pre-occupation)

No occupation of the development or use hereby permitted shall commence until an absolute minimum of the first 6 metres of the vehicular access beyond the back edge of the adopted public highway has been constructed with a bound and compacted surfacing material (not loose stone or gravel).

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

6 Parking (Compliance)

The areas allocated for parking and turning, as indicated on submitted plan(s) reference 1200 shall be kept clear of obstruction and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

Reason: To ensure sufficient parking and turning areas are retained at all times in the interests of amenity and highways safety in accordance with Policy D6 of the Bath and North East Somerset Placemaking Plan and Policy ST7 of the Bath and North East Somerset Local Plan Partial Update and the Transport and Development Supplementary Planning Document

7 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, 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.

8 Infiltration testing (bespoke trigger)

The development hereby permitted is to manage surface water onsite using soakaways as indicated on the application form and/or approved drawings. Soakaways are to be designed and constructed in accordance with Building Regulations Approved Document Part H section 3, noting the requirement for infiltration testing which should be undertaken at an early stage of the development to confirm viability of infiltration techniques. If the infiltration test results demonstrate that soakaways are not appropriate, an alternative method of surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The soakaways or other approved method of surface water drainage shall be installed prior to the occupation of the development.

Reason: To ensure that an appropriate method of surface water drainage is installed and in the interests of flood risk management in accordance with Policy CP5 of the Bath and North East Somerset Core Strategy and Policy SU1 of the Bath and North East Somerset Placemaking Plan.

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.

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

PLANS LIST:

This decision relates to the following plans:

Revised Drawing	30 Sep 2025	1250C	PROPOSED	ELEVATIONS	-
NORTH AND SOUTH					
Revised Drawing	30 Sep 2025	1251B	PROPOSED	ELEVATIONS	
PROPOSED ELEVATIONS					
Drawing	10 Jul 2025	PROPOSED ELEVATIONS - OUTBUILDINGS			
Drawing	10 Jul 2025	PROPOSED FIRST FLOOR AND ROOF PLANS			
Drawing	10 Jul 2025	PROPOSED GROUND FLOOR PLAN			
Drawing	10 Jul 2025	PROPOSED SECTION A-A			
Drawing	10 Jul 2025	PROPOSED SECTIONS Z-Z AND Y-Y			
OS Extract	10 Jul 2025	SITE LOCATION PLAN			

In determining this application the Local Planning Authority considers it has complied with the aims of paragraph 39 of the National Planning Policy Framework. Notwithstanding informal advice offered by the Local Planning Authority the submitted application was unacceptable for the stated reasons and the applicant was advised that the application was to be recommended for refusal. Despite this the applicant chose not to withdraw the application and having regard to the need to avoid unnecessary delay the Local Planning Authority moved forward and issued its decision. In considering whether to prepare a further application the applicant's attention is drawn to the original discussion/negotiation.

Community Infrastructure Levy

You are advised that as of 6 April 2015, the Bath & North East Somerset Community Infrastructure Levy (CIL) Charging Schedule came into effect. Whilst the above application has been refused by the Local Planning Authority please note that CIL applies to all relevant planning permissions granted on or after this date. Thus any successful appeal against this decision may become subject to CIL. Full details are available on the Council's website www.bathnes.gov.uk/cil

Item No:	03		
Application No:	25/02605/VAR		
Site Location:	Great Barn Court Block Two, Dane's Lane, Keynsham, Bath And North East Somerset		
Ward:	Keynsham North	Parish:	Keynsham Town Council
		LB Grade:	N/A
Application Type:	Application for Variation of Condition		
Proposal:	Variation of conditions 4 (Archaeology Post Excavation and Publication), 10 (Construction Management Plan), 17 (Landscape) and 18 (Plans List) of application 24/04399/VAR (Variation of conditions 5 (Investigation and Risk Assessment), 8 (Materials - Submission of Schedule and Samples), 13 (Biodiversity Gain and Habitat Management Plans), 17 (Fire Hydrants), 19 (Landscape) and 20 (Plans List) of application 23/04190/REG03 (Erection of 10 No. affordable apartments (Class C3) and associated access, drainage and landscaping works)).		
Constraints:	Agric Land Class 3b,4,5, Conservation Area, Policy CP12 Bath City Centre, Policy CP9 Affordable Housing, Policy CR3 Primary Shopping Areas, Housing Development Boundary, LLFA - Flood Risk Management, Policy NE1 Green Infrastructure Network, Ecological Networks Policy NE5, Neighbourhood Plan, Public Right of Way, SSSI - Impact Risk Zones, Policy ST8 Safeguarded Airport & Aerodro,		
Applicant:	Aequus Developments		
Expiry Date:	24th October 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 permission of 23/04190/REG03.

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 Affordable Housing Scheme (Compliance)

An Affordable Housing Scheme to secure 100% affordable housing has been submitted to and approved in writing by the Local Planning Authority via application 24/04189/COND.

Unless purchased under Right to Buy or other legislative scheme that compels the sale of residential units to a person for uses other than affordable housing, each of the affordable housing units on the site shall be permanently retained as affordable housing in accordance with the approved Affordable Housing Scheme and shall not be occupied otherwise than in accordance with that scheme.

Reason: To ensure that the affordable housing is retained on site in perpetuity in accordance with Policy CP9.

3 Archaeology Controlled Excavation (Compliance)

The works shall take place in accordance with the archaeological Written Scheme of Investigation (Project Design) for archaeological excavation approved via application 24/04189/COND.

Reason: The site is within an area of major archaeological interest and the Council will wish to examine and record items of interest discovered in accordance with Policy HE1 of the Bath & North East Somerset Placemaking Plan. This is a condition precedent because archaeological remains and features may be damaged by the initial development works.

4 Archaeology Post Excavation and Publication (Compliance)

The programme of post-excavation analysis shall be carried out by a competent person(s) and completed in accordance with the approved publication plan (Post Excavation Works letter and Project Design for an Archaeological Excavation both received 3rd July 2025) or as otherwise agreed in writing with the Local Planning Authority.

Reason: The site may produce significant archaeological findings and the Council will wish to publish or otherwise disseminate the results in accordance with Policy HE1 of the Bath & North East Somerset Placemaking Plan.

5 Remediation Scheme and Further Monitoring (Compliance)

The remediation works shall take place in accordance with the following reports, unless otherwise agreed in writing:

- o Letter Report dated 20th January 2025. Re: Danes Lane, Keynsham - Landfill gas assessment. Forge Environmental Management Ltd.
- o Proposed Remedial Strategy. Dane's Lane, Keynsham, BS31 2FL. Forge Environmental Management Ltd. DAN495.D/RS/001. Revision :1. October 2024 (Previously submitted with earlier application)
- o Geo-Environmental Site Investigation Report. Danes Lane Keynsham BS31 2FL. By Earth Environmental & Geotechnical (Southern) Ltd Report Ref: B2902/23. May 2023

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 15 of the National Planning Policy Framework. This is a condition precedent because the works comprising the development have the potential to uncover harmful contamination. Therefore these details need to be agreed before work commences.

6 Verification Report (pre-occupation)

No occupation shall commence until a verification report (that demonstrates the effectiveness of the remediation carried out) has been submitted to and approved in

writing by the Local Planning Authority, unless the findings of the approved investigation and risk assessment has confirmed that a remediation scheme is not required.

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 15 of the National Planning Policy Framework.

7 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 occupation 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 15 of the National Planning Policy Framework.

8 Materials - Submission of Schedule and Samples (Compliance)

The development shall be carried out in complete accordance with the submitted Materials Schedule (Mitchell Eley Gould, 26th Nov 2024).

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 Noise (Pre-Occupation)

On completion of the works but prior to any occupation of the approved development, the applicant shall submit to and have approved in writing by the Local Planning Authority, an assessment from a competent person to demonstrate that the development has been constructed to provide sound attenuation against external noise in accordance with BS8233:2014. The following levels shall be achieved: Maximum internal noise levels of 35dBLAeq,16hr and 30dBLAeq,8hr for living rooms and bedrooms during the daytime and night time respectively. For bedrooms at night individual noise events (measured with F time-weighting) shall not (normally) exceed 45dBLAmax.

Reason: To protect future occupants from exposure to environmental noise.

10 Construction Management Plan (Compliance)

The development shall take place in complete accordance with the Construction Management Plan details submitted and approved via application 24/04189/COND as amended by the Proposed Construction Management Plan (AL(0)70 REV D, 2nd October 2025) submitted with this application.

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.

11 Dwelling Access (Compliance)

Each dwelling shall not be occupied until it is served by a properly bound and compacted footway and carriageway to at least base course level between the dwelling and the existing adopted highway.

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

12 Nesting Bird Protection (Bespoke Trigger)

No removal of trees hedges or shrubs shall take place between 1st March and 31st August unless a Survey to assess the nesting bird activity on the site during this period and a Scheme to protect the nesting birds has been submitted to and approved in writing by the Local Planning Authority. No tree hedge or shrub shall be removed between 1st March and 31st August other than in accordance with the approved bird nesting protection scheme.

Reason: To protect nesting birds and prevent ecological harm in accordance with policy CP6 of the Bath and North East Somerset Core Strategy and policy NE3 of the Bath and North East Somerset Local Plan Partial Update.

13 Biodiversity Gain and Habitat Management Plans (Compliance)

The development shall take place in accordance with the Habitat Management and Monitoring Plan (Ethos, Nov 2024) and Biodiversity Net Gain details, and all habitats and measures shall be retained and maintained thereafter in accordance with the approved details.

Reason: To protect and enhance ecological interests in accordance with policy D5e of the Bath and North East Somerset Placemaking Plan and policies NE3, NE3a and NE5 of the Bath and North East Somerset Local Plan Partial Update.

14 Sustainable Construction Residential properties (pre-occupation)

Prior to occupation of the development hereby approved the following tables (as set out in the Council's Sustainable Construction Checklist Supplementary Planning Document) shall be completed in respect of the completed development and submitted for approval to the local planning authority together with the further documentation listed below.

The development must comply with the requirements of SCR6.

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

Major (or larger) Residential Development:

- o Energy Summary Tool 2

o Table 2.1 or 2.2 (if proposal has more than one dwelling type)

All Residential Development:

o Table 5 (updated)

o Building Regulations Part L post-completion documents for renewables;

o Building Regulations Part L post-completion documents for energy efficiency;

o Final as-built full data report from Passive House Planning Package or SAP

o Microgeneration Certification Scheme (MCS) Certificate/s

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

15 Water (Compliance)

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

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

16 Site Specific Targeted Recruitment and Training (Compliance)

The development shall take place in accordance with the site specific Targeted Recruitment and Training Statement submitted and approved via application 24/04189/COND.

Reason: In the interests of promoting and delivering employment, training and regeneration opportunities that can contribute to a reduction in the health and social inequalities across the District, in accordance with policy SD1 of the Bath and North East Somerset Core Strategy and NPPF.

17 Landscape (Compliance)

The proposed landscaping works shall take place in accordance with the Proposed Landscape Plan (AP(0)50_Rev M, received 3rd October 2025) submitted with this application.

Any trees or plants indicated on the approved soft landscaping scheme which, within a period of ten years from the date of the development being completed, die, are removed or become seriously damaged or diseased shall be replaced during the next planting season with other trees or plants of a species and size to be first submitted to and approved in writing by the Local Planning Authority.

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.

18 Plans List (Compliance)

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

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

PLANS LIST:

This decision relates to the following plans:

25/02605/VAR

Received 3rd October 2025

AP(0)50 REV M PROPOSED LANDSCAPE PLAN

Received 2nd October 2025

AL(0)70 REV D PROPOSED CONSTRUCTION MANAGEMENT PLAN

Received 3rd July 2025

AP(0)10 REV F PROPOSED SITE PLAN

AP(1)10 REV C PROPOSED BLOCK ONE GROUND FLOOR PLAN

AP(1)11 REV C PROPOSED BLOCK ONE FIRST FLOOR PLAN

AP(1)12 REV C PROPOSED BLOCK ONE SECOND FLOOR PLAN

AP(1)13 REV C PROPOSED BLOCK ONE ROOF FLOOR PLAN

AP(2)10 REV F PROPOSED BLOCK TWO GROUND FLOOR PLAN

AP(2)11 REV F PROPOSED BLOCK TWO FIRST FLOOR PLAN

AP(2)12 REV E PROPOSED BLOCK TWO ROOF PLAN

AP(2)20 REV E PROPOSED BLOCK TWO NORTH SOUTH ELEVATIONS

AP(2)21 REV E PROPOSED BLOCK TWO EAST WEST ELEVATIONS

AP(2)30 REV D PROPOSED BLOCK TWO SECTIONS

24/04399/VAR

Received 28th November 2024

AP(1)20 _REV B PROPOSED BLOCK ONE NORTH SOUTH ELEVATIONS

AP(1)21 _REV B PROPOSED BLOCK ONE EAST WEST ELEVATIONS

AP(1)30 _REV B PROPOSED BLOCK ONE SECTIONS

Received 26th November 2024

1363 SK007 VEHICLE TRACKING OPTIONS

23/04190/REG03

Received 20th March 2024

22043_Np_Xx_Xx_Dr_A_1005_P2 Temporary Hoarding Plan

Received 30th January 2024

22043_Np_Xx_00_Dr_A_1001_P4 Site Location Plan

Received 7th November 2023

Tree Constraints Plan

A_1002_P3 Existing Site Plan

D-0005 Existing Impermeable Area Plan

D-0010 Existing Flood Exceedance Plan

D-0015 Existing Drainage Plan

D-0017 Enlarged Existing Drainage Plan - Sheet 2

D-0016 Enlarged Existing Drainage Plan - Sheet 1

Condition Categories

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

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

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

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

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

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

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

Community Infrastructure Levy - General Note for all Development

You are advised that as of 6 April 2015, the Bath & North East Somerset Community Infrastructure Levy (CIL) Charging Schedule came into effect. CIL may apply to new developments granted by way of planning permission as well as by general consent (permitted development) and may apply to change of use permissions and certain extensions. **Before** commencing any development on site you should ensure you are familiar with the CIL process. If the development approved by this permission is CIL liable there are requirements to assume liability and notify the Council **before any development commences**.

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

Community Infrastructure Levy - Exemptions and Reliefs Claims

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

Full details about the CIL Charge including, amount and process for payment will be sent out in a CIL Liability Notice which you will receive shortly. Further details are available here: www.bathnes.gov.uk/cil. If you have any queries about CIL please email cil@BATHNES.GOV.UK

Responding to Climate Change (Informative):

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

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.

Civil or legal consents

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

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:	04		
Application No:	25/02948/FUL		
Site Location:	Tregonhawke , Packhorse Lane, South Stoke, Bath		
Ward: Bathavon South	Parish: South Stoke	LB Grade: N/A	
Application Type:	Full Application		
Proposal:	Widen existing balcony		
Constraints:	Colerne Airfield Buffer, Agric Land Class 3b,4,5, Policy B4 WHS - Indicative Extent, Conservation Area, Policy CP3 Solar and Wind Landscape Pote, Policy CP8 Green Belt, Policy CP9 Affordable Housing, Policy GB2 Infill Boundary, MOD Safeguarded Areas, Policy NE1 Green Infrastructure Network, Policy NE2 AONB, Policy NE2A Landscapes and the green set, Policy NE3 SNCI 200m Buffer, Ecological Networks Policy NE5, NRN Grassland Strategic Netwo Policy NE5, Strategic Nature Areas Policy NE5, NRN Woodland Strategic Networ Policy NE5, SSSI - Impact Risk Zones,		
Applicant:	Mr Mark Carter		
Expiry Date:	24th October 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.

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

PLANS LIST:

This decision relates to the following plans:

Received 28th July 2025

AH2025/61 SITE LOCATION PLAN AND PROPOSED ENLARGED BALCONY

Condition Categories

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

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

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

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

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

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

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

Community Infrastructure Levy - General Note for all Development

You are advised that as of 6 April 2015, the Bath & North East Somerset Community Infrastructure Levy (CIL) Charging Schedule came into effect. CIL may apply to new developments granted by way of planning permission as well as by general consent (permitted development) and may apply to change of use permissions and certain extensions. **Before** commencing any development on site you should ensure you are familiar with the CIL process. If the development approved by this permission is CIL liable there are requirements to assume liability and notify the Council **before any development commences**.

Do not commence development until you 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.

Full details about the CIL Charge including, amount and process for payment will be sent out in a CIL Liability Notice which you will receive shortly. Further details are available here: www.bathnes.gov.uk/cil. If you have any queries about CIL please email cil@BATHNES.GOV.UK

Responding to Climate Change (Informative):

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

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:	25/01551/FUL	
Site Location:	54 Uplands Road, Saltford, Bath And North East Somerset, BS31 3HN	
Ward: Saltford	Parish: Saltford	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of fence and shed (Retrospective)	
Constraints:	Colerne Airfield Buffer, Saltford Airfield 3km buffer, Agricultural Land Classification, Policy CP3 Solar and Wind Landscape Pote, Policy CP9 Affordable Housing, Housing Development Boundary, MOD Safeguarded Areas, NRN Woodland Strategic Networ Policy NE5, Other Please specify, SSSI - Impact Risk Zones,	
Applicant:	Mrs May Lan Ho	
Expiry Date:	23rd June 2025	
Case Officer:	Pippa Brown	

DECISION PERMIT

1 Installation of trellis (Bespoke Trigger)

Within 6 months of the date of this decision, the existing fencing shall be amended and the fence top trellis installed, in accordance with the approved plans.

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.

2 Retention of fencing (Compliance)

The fencing hereby approved, shall be retained whilst the shed hereby approved is in situ. In the event that the shed is removed, then the fencing can also be removed.

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

3 Plans List (Compliance)

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

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

PLANS LIST:

This decision relates to the following plans:

- Retrospective fence elevation (PROPOSED) - received 25.06.2025
- Retrospective site plan - received 28.04.2025
- Location plan - received 17.04.2025
- Retrospective shed plan and elevation - received 28.04.2025

Condition Categories

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Community Infrastructure Levy - Exemptions and Reliefs Claims

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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.

Responding to Climate Change (Informative):

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

Permit/Consent Decision Making Statement

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