

BATH AND NORTH EAST SOMERSET COUNCIL

DEVELOPMENT CONTROL COMMITTEE

14th December 2011

DECISIONS

Item No:	01	
Application No:	11/04166/FUL	
Site Location:	Gammon Plant Hire, Rock Hall Lane, Combe Down, Bath	
Ward: Combe Down	Parish: N/A	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of 1no. Mining Interpretation Centre (rated BREEAM Excellent), 8no. Eco-Homes (rated Code 5 zero carbon), 1no. Apartment (rated Code 5 zero carbon) and all associated hard and soft landscaping following demolition of all existing properties, with the exception of a portion of historic stone wall to Rock Hall Lane (resubmission).	
Constraints:	Agric Land Class 3b,4,5, Article 4, Conservation Area, Forest of Avon, Hotspring Protection, Local Shops, Water Source Areas, World Heritage Site,	
Applicant:	Ian Cox Development Partners Ltd	
Expiry Date:	22nd November 2011	
Case Officer:	Tessa Hampden	

DECISION Delegate to PERMIT

Authorise the Development Manager to PERMIT with appropriate conditions

Item No:	02	
Application No:	11/04167/CA	
Site Location:	Gammon Plant Hire, Rock Hall Lane, Combe Down, Bath	
Ward: Combe Down	Parish: N/A	LB Grade: N/A
Application Type:	Conservation Area Consent	
Proposal:	Demolition of all existing properties with the exception of a portion of historic stone wall to Rock Hall Lane.	
Constraints:	Agric Land Class 3b,4,5, Article 4, Conservation Area, Forest of Avon, Hotspring Protection, Local Listing, Water Source Areas, World Heritage Site,	
Applicant:	Ian Cox Development Partners Ltd	
Expiry Date:	22nd November 2011	
Case Officer:	Ian Lund	

DECISION Delegate to CONSENT

Authorise the Development Manager to CONSENT with appropriate conditions.

Item No:	03	
Application No:	11/04300/OUT	
Site Location:	Parcel 0006, Maynard Terrace, Clutton, Bristol	
Ward: Clutton	Parish: Clutton	LB Grade: N/A
Application Type:	Outline Application	
Proposal:	Erection of 43no. dwellings and associated works.	
Constraints:	Airport Safeguarding Zones, Coal - Standing Advice Area, Coal - Referral Area, Cycle Route, Flood Zone 2, Flood Zone 3, Forest of Avon, Housing Development Boundary, Public Right of Way,	
Applicant:	Somer Community Housing Trust	
Expiry Date:	6th January 2012	
Case Officer:	Suzanne D'Arcy	

DECISION Application Withdrawn

Item No:	04		
Application No:	11/04325/FUL		
Site Location:	Land At Rear Of 2-20, High Street, Keynsham,		
Ward: Keynsham North	Parish: Keynsham Town Council	LB Grade: N/A	
Application Type:	Full Application		
Proposal:	Erection of three storey building to provide fourteen residential apartments and associated landscaping and car parking (inc. re-provision of car parking for existing high street properties)		
Constraints:	Agric Land Class 3b,4,5, City/Town Centre Shopping Areas, Conservation Area, Forest of Avon, General Development Site, Housing Development Boundary,		
Applicant:	Deeley Freed (Charlton Road)		
Expiry Date:	12th January 2012		
Case Officer:	Sarah James		

DECISION Defer consideration to allow consultation period to end.

Item No:	05	
Application No:	11/03843/OUT	
Site Location:	Fairash Poultry Farm, Compton Martin Road, West Harptree, Bristol	
Ward: Mendip	Parish: West Harptree	LB Grade: N/A
Application Type:	Outline Application	
Proposal:	Erection of 7no. dwellings following demolition of existing poultry farm.	
Constraints:	Agric Land Class 1,2,3a, Area of Outstanding Natural Beauty, Water Source Areas,	
Applicant:	Mr Peter Wood	
Expiry Date:	22nd November 2011	
Case Officer:	Alice Barnes	

DECISION Defer consideration to allow Members to visit the Site.

Reason: To view the site in the context of its surroundings.

Item No:	06	
Application No:	11/03987/OUT	
Site Location:	69 Haycombe Drive, Southdown, Bath, Bath And North East Somerset	
Ward: Southdown	Parish: N/A	LB Grade: N/A
Application Type:	Outline Application	
Proposal:	Erection of a detached 2 storey dwelling on land to the rear of 69 Haycombe Drive	
Constraints:	Agric Land Class 3b,4,5, Forest of Avon, Hotspring Protection, World Heritage Site,	
Applicant:	Mr & Mrs David and Elizabeth Bates	
Expiry Date:	12th January 2012	
Case Officer:	Richard Stott	

DECISION REFUSE for the following reasons:

1 The development of this plot would result in an increase in vehicular activity associated with the new dwelling on a busy main road to the detriment of highway safety, contrary to Policy T.24 of the Bath and North East Somerset Local Plan, including minerals and waste policies, October 2007.

2 The siting of a single dwelling on this site would create an unacceptable sense of enclosure and dominance to the detriment of the residential amenity of the occupiers of

adjoining properties, contrary to Policy D.2 of the Bath and North East Somerset Local Plan, including minerals and waste policies, October 2007.

PLANS LIST: This decision relates to the Design and Access Statement, Site Location Plan and drawings 1023/01 and 1023/03 date stamped 13th September 2011.