

BATH AND NORTH EAST SOMERSET COUNCIL

DEVELOPMENT CONTROL COMMITTEE

14th December 2011

SITE INSPECTION DECISIONS

Item No:	01		
Application No:	11/02432/OUT		
Site Location:	Land Rear Of Holly Farm, Brookside Drive, Farmborough, Bath		
Ward: Farmborough	Parish: Farmborough	LB Grade: N/A	
Application Type:	Outline Application		
Proposal:	Residential development comprising 38 dwellings with associated access, car parking and landscaping		
Constraints:	Agric Land Class 1,2,3a, Coal - Standing Advice Area, Forest of Avon, Housing Development Boundary, Public Right of Way,		
Applicant:	Blue Cedar Homes		
Expiry Date:	14th September 2011		
Case Officer:	Tessa Hampden		

DECISION REFUSE for the following reasons:

1 The proposed development, due to number of dwellings proposed constitutes the overdevelopment of the site. The development is therefore considered to be contrary to policies D2 and D4 of the Bath and North East Somerset Local Plan (including minerals and waste) adopted October 2007.

2 The proposed development is located outside of the Housing Development Boundary and as such is considered to be located in an unsustainable location. Further, the development is considered to have a detrimental impact upon highway safety due to the site being located close to the substandard junction of the A39 and the Street and due to the effect on parking in the surrounding area. The proposed development is therefore considered to be contrary to policies T24 and T26 of the Bath and North East Somerset Local Plan (including minerals and waste) adopted October 2007 and the key aims of PPG13.

PLANS LIST: Indicative street scene, 08.075.08 , 08.075.09, 08.075.10D, 08.075.11, 1108_2010/06, FARM-01, SK01 REVISION P2 , SK02 REVISION P2 date stamped 24th May 2011, 08.075.10D, 08.075.11, 08.075.20 date stamped 15th June 2011