

BATH AND NORTH EAST SOMERSET COUNCIL

DEVELOPMENT CONTROL COMMITTEE

14th March 2012

DECISIONS

Item No:	01	
Application No:	10/04475/FUL	
Site Location:	Sainsburys Supermarkets Limited Green Park Station, Green Park Road, City Centre, Bath	
Ward: Kingsmead	Parish: N/A	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of extension to foodstore to provide additional retail floorspace and warehouse floorspace. Alterations to car park layout and engineering works to the southern bank of the River Avon to provide flood storage compensation.	
Constraints:	Agric Land Class 3b,4,5, Article 4, British Waterways, Conservation Area, Cycle Route, Floodplain Protection, Flood Zone 2, Flood Zone 3, Flood Zone 3, Forest of Avon, General Development Site, Hotspring Protection, Listed Building, Sites of Nature Conservation Imp (SN), Sustainable Transport, World Heritage Site,	
Applicant:	Sainsbury's Supermarket Ltd	
Expiry Date:	4th February 2011	
Case Officer:	Geoff Webber	

DECISION

(A): Authorise the Planning and Environmental Law Manager to secure an agreement under S106 of the Town and Country Planning Act 1990 to secure a strategic transport contribution of £302,721.00.

(B): Upon completion of the Agreement authorise the Development Manager to PERMIT the application subject to the Environment Agency confirming its satisfaction regarding the manner in which its concerns regarding surface water drainage and construction details are being addressed, and subject to the following conditions:

1 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 permissions.

2 No development shall commence until additional drawings at a scale of not less than 1:50 showing details (including sections) of the external walls and fenestration of the proposed extension and of the alterations to the elevations of the existing building have

been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out only in accordance with the details so approved.

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

3 No development shall commence until a schedule of materials and finishes, and samples of the materials to be used in the construction of the external surfaces of buildings, including roofs, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out only in accordance with the details so approved.

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

4 No development, including site preparation work, shall commence until a Construction Management Plan including but not limited to details of working methods and hours, deliveries (including storage arrangements and timings), contractor parking and traffic management has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved Construction Management Plan.

Reason: To safeguard the amenities of adjoining residential properties and ensure the safe operation of the highway.

5 Notwithstanding the information submitted as part of the application, no development shall be commenced until a detailed hard and soft landscape scheme has been first submitted to and approved in writing by the Local Planning Authority, such a scheme shall include details of all walls, fences, trees, hedgerows and other planting which are to be retained; details of all new walls, fences and other boundary treatment and finished ground levels; a planting specification to include numbers, density, size, species and positions of all new trees and shrubs; details of the surface treatment of the open parts of the site; and a programme of implementation.

Reason: To ensure the provision of an appropriate landscape setting to the development.

6 All hard and/or 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 agreed in writing with the Local Planning Authority. Any trees or plants indicated on the approved scheme which, within a period of five 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 approved in writing by the Local Planning Authority. All hard landscape works shall be permanently retained in accordance with the approved details.

Reason: To ensure that the landscape scheme is implemented and maintained.

7 Notwithstanding the information submitted with the application, no development shall take place until an Arboricultural Method Statement with a tree protection plan identifying measures to protect the trees to be retained has been submitted to and approved in writing by the Local Planning Authority. The statement shall include proposed tree protection measures during site preparation, construction and landscaping operations. The statement should also include the control of potentially harmful operations such as the position of service runs and soakaways, storage, handling and mixing of materials on site, location of compound and movement of people and machinery.

Reason: To ensure that no excavation, tipping, burning, storing of materials or any other activity takes place which would adversely affect trees to be retained on the site.

8 No development activity shall commence until the protective measures as stated in the approved Arboricultural Method Statement are implemented. The local planning authority is to be advised two weeks prior to development commencing of the fact that the tree protection measures as required are in place and available for inspection.

Reason: To ensure that the trees are protected from potentially damaging activities.

9 No development shall take place within the site 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 been submitted to and approved in writing by the Local Planning Authority. The programme of archaeological work should provide a controlled watching brief during ground works within the previously undeveloped areas of the site, with provision for excavation of any significant deposits or features encountered.

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

10 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 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.

11 The development shall not be brought into use or occupied until the applicant, or their agents or successors in title, has secured the implementation of a programme of post-excavation analysis in accordance with a publication plan which has been submitted to and approved in writing by the Local Planning Authority. The programme of post-excavation analysis shall be carried out by a competent person(s) and completed in accordance with the approved publication plan, 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.

12 An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposed preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors

13 A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors

14 The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that

demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors

15 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 12, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 13, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 14.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

16 A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority. Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority. This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors

17 The development hereby permitted shall not be constructed other than in accordance with a Construction Management Plan, including management of development traffic, deliveries, parking of associated contractors vehicles and travel of contractors personnel to and from the site, That shall first have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and operation.

18 The development hereby permitted shall not be occupied or used until a Servicing Management Plan, including management of delivery vehicles visiting the store has been submitted to and approved in writing by the Local Planning Authority. The store shall

thereafter not be serviced other than in accordance with the approved Servicing Management Plan unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of highway safety and operation and of the amenities of nearby residents.

19 The development hereby permitted shall not be occupied until a Staff Travel Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the site shall not be occupied other than in accordance with the provisions of the approved Travel Plan.

Reason: In the interests of sustainable travel and the operation of the public highway.

20 The development hereby permitted shall not be occupied until improved access has been afforded between the site and the existing riverside cycle path, and safe, secure cycle parking facilities are available for use by staff and customers, in order to encourage increased travel to and from the site by sustainable means. Notwithstanding the information shown on the plans submitted as part of the application, no work shall commence on site until further detailed plans of the new cycle and pedestrian facilities, to include appropriate measures to provide safety for pedestrians and cyclists using the riverside cycle path, have been submitted to and approved in writing by the local planning authority.

Reason: In the interests of sustainable travel and the operation of the public highway, to ensure the safety of cyclists and pedestrians having regard to the proximity of the development to the river, and to ensure that the details of the proposed works are satisfactory.

21 The proposed extension shall not be brought into use until the car parking facilities for the store have been provided in accordance with the approved plans.

Reason: In order to ensure that adequate parking provision is retained in connection with the proposed extended store.

22 There shall be no more than 4,020 sq. metres of net sales area within the extended food store at any time and no more than 20% of the total net sales area shall be used for the sale of non-food goods.

Reason: To safeguard the vitality and viability of existing retail centres in accordance with Policy S4 of the Bath and North East Somerset Local Plan.

23 Further Conditions as may be required by the Environment Agency in connection with Flood Protection matters.

24 The Plans List and Reasons for Granting Permission will be finalised at the time of issue of the decision notice.

Informatives:

1. No materials arising from the demolition of any existing structure(s), the construction of the new extension, nor any material from incidental works shall be burnt on the site.

2. The developer shall comply with the BRE Code of Practice to control dust from construction and demolition activities (ISBN No. 1860816126). The requirements of the Code shall apply to all work on the site, access roads and adjacent roads.
3. The requirements of the Council's Code of Practice to Control noise from construction sites shall be fully complied with during demolition and construction of the new extension. (copy attached).

Item No:	02	
Application No:	10/03380/EFUL	
Site Location:	The Bath Press, Lower Bristol Road, Westmoreland, Bath	
Ward: Westmoreland	Parish: N/A	LB Grade: N/A
Application Type:	Full Application with an EIA attached	
Proposal:	Mixed-use redevelopment comprising 6,300sqm of retail (Class A1), 4,580sqm of creative work space (Class B1), 2,610sqm of offices (Class B1), 220sqm of community space (Class D1/D2), 10 residential houses, car park, landscape and access (including realignment of Brook Road)	
Constraints:	Agric Land Class 3b,4,5, British Waterways, Flood Zone 2, Forest of Avon, Hazards & Pipelines, Hotspring Protection, Tree Preservation Order, World Heritage Site,	
Applicant:	St James's Investments Limited & Tesco Stores Limited	
Expiry Date:	9th December 2010	
Case Officer:	Sarah James	

DECISION Application Withdrawn

Item No:	03		
Application No:	12/00207/FUL		
Site Location:	The Galleries Shop, Freshford Lane, Freshford, Bath		
Ward: Bathavon South	Parish: Freshford	LB Grade: N/A	
Application Type:	Full Application		
Proposal:	Erection of extension to Freshford Shop to increase cafe area and decking		
Constraints:	Agric Land Class 1,2,3a, Agric Land Class 3b,4,5, Area of Outstanding Natural Beauty, Greenbelt, Public Right of Way,		
Applicant:	Galleries Ltd		
Expiry Date:	12th March 2012		
Case Officer:	Tessa Hampden		

DECISION

Defer consideration to allow time to advertise the application as a Departure and to give the applicant the opportunity to demonstrate very special circumstances to allow for a departure from the usual policies of constraint.

Item No:	04	
Application No:	10/01175/FUL	
Site Location:	Lady Farm Cottage, Lady Farm Cottage Road, Chelwood, Bristol	
Ward: Clutton	Parish: Chelwood	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of new dwelling to regularise part built works (retrospective)	
Constraints:	Agric Land Class 1,2,3a, Coal fields, Forest of Avon, Greenbelt,	
Applicant:	Mr M Pearce	
Expiry Date:	26th May 2010	
Case Officer:	Victoria Griffin	

DECISION Delegate to PERMIT

Authorise the Development Manager to PERMIT subject to referral to the Secretary of State and re-consultation with neighbours on revised plans, as the proposal includes a porch and first floor balcony to the front elevation. If any new objections relating to the porch or the balcony are received the case will be referred back to Committee for members to consider.

Item No:	05	
Application No:	12/00389/TEL	
Site Location:	Fountain Buildings, City Centre, Bath	
Ward: Abbey	Parish: N/A	LB Grade: N/A
Application Type:	Telecommunications Application	
Proposal:	Installation of Superfast fibre optic broadband cabinet (PCP 012) at Fountain Buildings, S/O 1 Alfred Street	
Constraints:	Agric Land Class 3b,4,5, Article 4, Conservation Area, Forest of Avon, Hotspring Protection, World Heritage Site,	
Applicant:	Openreach	
Expiry Date:	21st March 2012	
Case Officer:	Victoria Griffin	

DECISION APPROVE

PLANS LIST: Cabinet Location plan date received 26/01/12.

Informative: The applicant is advised to contact the Local Planning Authority concerning the colour of the cabinet.

Item No:	06
Application No:	12/00012/REG04
Site Location:	Queen Square, City Centre, Bath
Ward: Abbey	Parish: N/A LB Grade: N/A
Application Type:	Regulation 4 Application
Proposal:	Creation of two pedestrian access points to east and west of Queen Square Gardens and insertion of two gateway piers within the existing boundary railings to the north side of Queen Square
Constraints:	Agric Land Class 3b,4,5, Article 4, Bath Core Office Area, Conservation Area, Forest of Avon, Hotspring Protection, World Heritage Site,
Applicant:	Bath And North East Somerset Council
Expiry Date:	29th February 2012
Case Officer:	Suzanne D'Arcy

DECISION PERMIT with the following conditions:

1 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 permissions.

2 The gate piers hereby approved shall match those on the south entrance to the Square in terms of materials, detail and design.

Reason: In the interests of preserving the character and appearance of this part of the Conservation Area.

3 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 drawings numbered 1118/01a, /02a Rev B, 03a Rev B, /04a rev A, /05a, /06a, /07a, 01 and 02 and related Design and Access Statement, received by the Council on 4th January 2012 and 1118-10A A date 7 March 2012

REASONS FOR GRANTING APPROVAL

1. The proposed development will more closely reflect the intended plan form of Queen Square and will preserve the setting of the Conservation Area and listed buildings. There will be no highway safety implications from the gate piers.
2. The decision to grant approval has taken account of the Development Plan, relevant emerging Local Plans and approved Supplementary Planning Guidance. This is in accordance with the Policies set out below at A.

A.

D.2, D.4, BH.1, BH.2, BH.6 and T.24 of the Bath & North East Somerset Local Plan including minerals and waste policies - adopted October 2007

The applicant should note that this Notice of Decision does not grant approval with regards either the detail of, or the carrying out of works within the limits for the public highway for which the consent and technical approval of the Council's Highways Service is required.

Item No:	07		
Application No:	11/05310/FUL		
Site Location:	Stables, Butcombe Lane, Nempnett Thrubwell, Bristol		
Ward: Chew Valley South	Parish: Nempnett Thrubwell	LB Grade: N/A	
Application Type:	Full Application		
Proposal:	Retention of stable block, field shelter, hay store, hard-standing, lean-to and secure tack room and tractor, trailer, horsebox, creation of feed/storage area, incorporating a change of use of the land to equestrian (Resubmission)		
Constraints:	Airport Safeguarding Zones, Agric Land Class 1,2,3a, Area of Outstanding Natural Beauty, Forest of Avon, Greenbelt, Public Right of Way, Water Source Areas,		
Applicant:	Mr James Livingstone		
Expiry Date:	5th March 2012		
Case Officer:	Richard Stott		

DECISION PERMIT with the following conditions:

1 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no ménage or other hardstanding associated with the equestrian use of the land shall be constructed without a further planning permission having first been applied for and approved in writing by the Local Planning Authority.

Reason: In the interests of the visual amenity and character of the green belt and this part of the Mendip Hills Area of Outstanding Natural Beauty.

2 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no jumps or other equestrian associated paraphernalia shall be erected or used on this site without a further planning permission having first been applied for and approved in writing by the Local Planning Authority.

Reason: In the interests of the visual amenity and character of the green belt and this part of the Mendip Hills Area of Outstanding Natural Beauty.

3 Within three months of the date of this permission, the works to improve the appearance of the existing buildings, including the use of timber cladding and steel profile sheeting as specified in the Design and Access Statement and shown on the drawings hereby approved shall be carried out.

Reason: in the interest of the appearance of the site and the visual amenities of the wider Area of Outstanding Natural Beauty

4 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 Design and Access Statement, Site Location Plan and to drawings S4935/001 and 100B date stamped 12th December 2011 by the Council

REASONS FOR GRANTING APPROVAL

1. The decision to grant approval has taken account of the Development Plan, relevant emerging Local Plans and approved Supplementary Planning Guidance. This is in accordance with the policies set out below at A.

2. All other material considerations, including the views of third parties, have been considered and they do not outweigh the reasons for approving the proposed development.

3. The proposed retention of the existing stables and equestrian buildings on this site, along with the change of use of the land to equestrian is acceptable and in accordance with National Policy as set out in PPG.2 and PPS.7 and local Policy GB.1 of the Bath & North East Somerset Local Plan, including minerals and waste policies, October 2007 and Policy CP8 of the Submission Core Strategy, May 2011.

4. The proposed retention of the existing stables and equestrian buildings on this site, along with the change of use of the land to equestrian, by reason of the siting, location, local topography and surrounding vegetation preserves the openness of this part of the Green Belt and maintains the local rural character of the Mendip Hills Area of Outstanding Natural Beauty, in accordance with Policies GB.2 and NE.2 of the Bath & North East Somerset Local Plan, including minerals and waste policies, October 2007 which are saved policies in the Submission Core Strategy, May 2011.

5. The proposed access is to a satisfactory standard, maintaining the safety of highway users, in accordance with Policy T.24 of the Bath & North East Somerset Local Plan Including Minerals and Waste Policies Adopted for October 2007 which is a saved policy in the Submission Core Strategy, May 2011.

A

BATH & NORTH EAST SOMERSET LOCAL PLAN INCLUDING MINERALS AND WASTE POLICIES ADOPTED FOR OCTOBER 2007

D.2 General Design and Public Realm Consideration

D.4 Townscape Consideration

NE.2 Area of Outstanding Natural Beauty

GB.1 Green Belt

GB.2 Openness of the Green Belt

T.24 Access

SUBMISSION CORE STRATEGY, MAY 2011 (The submission core strategy is a key material consideration but at this stage it has limited weight)

CP8 Green belt

Policies T.24, NE.2, GB.2, D.2 and D.4 are Saved Local Plan Policies

SUPPLEMENTARY PLANNING GUIDANCE

Mendip Hills Area of Outstanding Natural Beauty Supplementary Planning Guidance: Guidelines for Horse Related Development

NATIONAL POLICY

PPG.2 Green Belts

PPS.7 Sustainable Development in Rural Areas

DRAFT NATIONAL PLANNING POLICY FRAMEWORK

Due consideration is given to the Draft National Planning Policy Framework, July 2011, however at present this carries little weight and in this case it proposes little change to the aspects of local and national policy that are relevant to this decision.

Planning Minister Greg Clark has said that ministers are committed to publishing the final version of the NPPF by 30 March 2012.

INFORMATIVE:

Public Right of Way CL4/27 runs through the middle of the application site. The line and width of the path must not be altered or obstructed during or after the change of use. No gates or other furniture are to be erected on the line of the footpath.

Item No:	08	
Application No:	11/05349/AR	
Site Location:	Bath Urban Area, Various Streets	
Ward: Newbridge	Parish: N/A	LB Grade: N/A
Application Type:	Advertisement Consent	
Proposal:	Display of 60 no. freestanding feather flags (30 Olympics branding + 30 Paralympics branding), bunting on railings and around lamp-posts and fence scrim on railings	
Constraints:	Agric Land Class 1,2,3a, Agric Land Class 3b,4,5, Agric Land Class 3b,4,5, Scheduled Ancient Monument SAM, Area of Outstanding Natural Beauty, Article 4, Bath Core Office Area, British Waterways, City/Town Centre Shopping Areas, Coal - Standing Advice Area, Conservation Area, Cycle Route, Flood Zone 2, Flood Zone 3, Forest of Avon, General Development Site, Greenbelt, Hazards & Pipelines, Historic Parks and Gardens, Hotspring Protection, Listed Building, Local Shops, Major Existing Dev Site, Overland Flood Route, Protected Recreational, Primary School Purpose, Prime Shop Front, Public Right of Way, Railway, Sites of Nature Conservation Imp (SN), Safeguarded Roads, Sustainable Transport, Tree Preservation Order, World Heritage Site,	
Applicant:	Bath & North East Somerset Council	
Expiry Date:	9th April 2012	
Case Officer:	Geoff Webber	

DECISION CONSENT with the following conditions:

1 No advertisement the subject of this consent shall be displayed other than in accordance with further details showing the appearance of the proposed advertisement and in accordance with a Display Strategy setting out details of the locations and display programme under which advertisements are to be displayed, both of which shall first have been submitted to and approved in writing by the local planning authority. The submitted Display Strategy shall also specify the actions that will be taken in the event that any advertisement the subject of this consent becomes damaged or defaced.

Reason: In order to ensure that the appearance of and locations for the proposed advertisements are acceptable in accordance with the provisions of Local Plan Policy BH.17 and will not significantly prejudice amenity or public safety.

2 Notwithstanding the provisions of Condition 1 no advertisement the subject of this consent shall be displayed prior to 1st May 2012, and all advertisements displayed under the provisions of this consent shall be removed no later than 30th September 2012.

Reason: The proposed advertisements are only acceptable on a temporary basis in accordance with the submitted details, having regard to the provisions of Local Plan Policy BH.17.

3 The development/works hereby permitted shall only be implemented in accordance with the plans as set out in the plans list below, and/or such additional plans and details as may be submitted and approved pursuant to the Conditions attached to this consent.

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

PLANS LIST: Site Location Plan; Illustrative details of proposed advertisements, bunting and scrim; Design and Access Statement 141211, all dated 14th December 2011

The granting of planning permission does not convey other consents that may be required under other legislation. The applicant is advised that the formal consent of the Highway Authority is required under the Highways Act for anyone to erect a signs or similar structure within the limits of, or which overhang the highway or are attached to any street furniture, and this may be obtained from the Highway Maintenance Team who can be contacted on 01225 394337 who will need to agree the siting of each item comprising the proposed development.

Item No:	09	
Application No:	12/00658/AR	
Site Location:	Street Record, Pulteney Road, Bathwick, Bath	
Ward: Bathwick	Parish: N/A	LB Grade: N/A
Application Type:	Advertisement Consent	
Proposal:	Erection of 4 non-illuminated signs on Bathwick Hill roundabout	
Constraints:	Agric Land Class 3b,4,5, Article 4, Conservation Area, Forest of Avon, Hotspring Protection, World Heritage Site,	
Applicant:	Bath And North East Somerset Council	
Expiry Date:	9th April 2012	
Case Officer:	Geoff Webber	

DECISION CONSENT with the following conditions:

1 No advertisement the subject of this consent shall be displayed prior to 1st May 2012, and all advertisements displayed under the provisions of this consent shall be removed no later than 30th September 2012.

Reason: The proposed advertisements are only acceptable on a temporary basis in accordance with the submitted details, having regard to the provisions of Local Plan Policy BH.17.

2 The proposed advertisements shall not be displayed until a more detailed plan showing their exact location and alignment in relation to other features and road traffic signs has been submitted to and approved in writing by the local planning authority.

Reason: In order to ensure that the details of the proposed displays do not prejudice public safety at this busy road junction.

3 The development/works hereby permitted shall only be implemented in accordance with the plans as set out in the plans list below, and any additional details approved pursuant to the Conditions attached to this Consent.

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

PLANS LIST: Site Location Plan; Roundabout Sign Specification; Design and Access Statement; all received on 13th February 2012

The granting of planning permission does not convey other consents that may be required under other legislation. The applicant is advised that the formal consent of the Highway Authority is required under the Highways Act for anyone to erect a signs or similar structure within the limits of, or which overhang the highway or are attached to any street furniture, and this may be obtained from the Highway Maintenance Team who can be contacted on 01225 394337 who will need to agree the siting of each item comprising the proposed development.

Item No:	10	
Application No:	11/05423/LBA	
Site Location:	8A Cavendish Crescent, Lansdown, Bath, Bath And North East Somerset	
Ward: Lansdown	Parish: N/A	LB Grade: II
Application Type:	Listed Building Consent (Alts/exts)	
Proposal:	Internal and external alterations (Part Regularisation)	
Constraints:	Agric Land Class 3b,4,5, Article 4, Conservation Area, Forest of Avon, Hotspring Protection, Listed Building, World Heritage Site,	
Applicant:	Mr & Mrs Mike & Elizabeth Curnow	
Expiry Date:	14th February 2012	
Case Officer:	Adrian Neilson	

DECISION CONSENT with the following conditions:

1 The works hereby approved shall be begun before the expiration of three years from the date of this consent

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

2 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 Prior to the commencement of installation of the new stone floor in the vaults a sample of the proposed natural limestone shall be provided for the inspection and approval in writing of the Local Planning Authority. The works shall be carried out in accordance with the approved detail.

Reason: In order to safeguard the special architectural and historic interest of the listed building.

PLANS LIST: Drawings: Location Plan, No.s 06, 09, 10 and Heritage Statement and Design and Access Statement date stamped 20 December 2012.

The decision to grant consent has been made in accordance with the Government's Planning (Listed Buildings and Conservation Areas) Act 1990 and Planning Policy Statement 5: Planning for the Historic Environment. The Council regards that the proposals because of their location, design, detailing, use of materials, will preserve the building, its setting and its features of special architectural or historic interest and will enhance the setting of the Conservation Area and this part of the World Heritage Site.