

BATH AND NORTH EAST SOMERSET COUNCIL

Development Control Committee

May 9th 2012

**OBSERVATIONS RECEIVED SINCE THE PREPARATION OF THE MAIN
AGENDA**

ITEM 10

ITEMS FOR PLANNING PERMISSION

Item No.	Application No.	Address
01	12/00277/FUL	Cranwell House Weston Park East Upper Weston Bath

Since the publication of the Officer's Committee report the applicant has submitted a draft Unilateral Undertaking in respect of the financial contributions sought to improve the parking problems along Weston Park East. An Operational Statement has also been submitted confirming how traffic will be managed on site; this is accompanied by revisions to the submitted plans in respect of the main access gates at the southern entrance. Finally, in response to continued concern about the access arrangements, working with the applicants, the Planning Officer, Highway Officer and Arboricultural Officer have again been exploring the potential improvements and use of the northern access as the primary route into the site.

This update report is intended to provide comment in respect of the additional material and clarity relating to outstanding issues.

ADDITIONAL COMMENTS RECEIVED

Cllr Colin Barret (Weston) has submitted comments in support of this application. He has endorsed the submitted travel plan and reiterated the point that the site has an existing use as a school with two existing entrances. It has been requested that the full statement is presented to Members at the Committee meeting.

CLARIFICATION REGARDING THE ACCESS ARRANGEMENTS

For clarification this application is not seeking consent for the access arrangements to the site as the entrance and access road already exists; the improvements shown on the submitted plans are purely for the benefit of facilitating a better flow of traffic in and out of the site and are designed to mitigate concerns relating to vehicles using the site. It is the view of Officer's that this shows a level of commitment by the applicant to seek improvements to a situation that the Council could not readily insist upon.

This application seeks planning permission for the new multipurpose hall and teaching area to the rear of the existing school building following the demolition of the existing outbuildings, not the access arrangements to the site. The proposed building works represent a net reduction in gross internal floorspace when compared to the amount of useable space currently offered on site. As the Highway Officer has confirmed, given there is no net increase in floorspace and the site has an established use as an education facility, there is no justification to insist upon upgrading the current arrangements or the entrances to the site. Ultimately it would be very difficult for the Council to defend refusing this application at appeal on the basis of the improvements to the access arrangements alone, and could be at risk of a costs award for acting unreasonably, especially given the maintenance and

improvements to the existing access road could be carried out as permitted development under Schedule 2, Part 9, Class A of the Town and Country Planning (General Permitted Development) Order, 1995.

UNILATERAL UNDERTAKING

The applicants have drafted a Unilateral Undertaking confirming the payment of the £10000 contribution requested in respect of improvements to the highway network. Some or all of this money could be used to apply parking restrictions through a Traffic Regulation Order along Weston Park East to remove the pressure caused by on-street parking and mitigate the problem of congestion. This agreement will need to be agreed by the Council and is subject to the granting of planning permission.

OPERATIONAL STATEMENT

The applicant has submitted a detailed Operational Statement setting out how the school intends to manage and operate vehicle movements in and out of the site, paying particular attention to the management of vehicles at the main gates. The statement covers:

- Staff arrivals and departures
- Pupil drop-off and pick-up
- Visitors
- Deliveries
- Weekend, holiday and special events
- The shuttle-bus service
- The walking bus
- Notification process for any significant events
- Review and monitoring of the situation.

The statement confirms that the main drive would be used to provide 9 staff parking spaces, 2 disabled parking spaces and drop-off/pick-up for all pupils. The northern entrance would be used for pedestrian and cycle access, minibuses access, access for the "walking bus" and school deliveries which will occur outside the normal drop-off/collection times.

The walking bus will be managed as an escorted walk from the main school site on Lansdown Road to Cranwell House as an alternative to the minibus service.

The minibus service will consist of 2 minibuses moving pupils from the Lansdown Road senior school site to Cranwell House, with the two buses there is capacity to transport 32 pupils, reducing the number of private vehicles needing to drop off at Cranwell House. This service offers convenience to parents (particularly those with pupils at both schools and those dropping off from the areas to the north and east of Bath as they would not have to detour to Weston).

Both entrances to the site are to be manned by staff during the morning drop off period (0800-0845) to ensure pupils are supervised and vehicle circulation is managed in an appropriate manner. A minimum of three staff are to be used, and there is capacity to upload up to 5 cars at any one time. Efficient management will ensure a smooth operation and reduce the pressure of vehicles stopping and blocking the flow of traffic into the site. (Note, there are up to four residual bays allocated adjacent to the main drop-off area to allow parents who need to stop for any length of time to do so in a manner that does not impede the flow of traffic circulating through the site).

A member of staff will be on the main gate to ensure entrance and egress is not impeded, holding exiting traffic to allow traffic to enter in an effort to reduce the risk of congestion on Weston Park East.

During the afternoon period, based on current trends of pupils attending afterschool clubs, around 60% of the collection will occur between 1515 and 1545, the remaining 40% spread across the period 1545-1800. Staff will manage the collection of pupils at the main entrance to the school to ensure the steady flow of traffic is unimpeded. As with the morning, a maximum of five cars can be loaded at any one time.

Events (fetes, parents' evenings etc.) and weekend access will be limited during term times but will use the northern access and park on the multi-use games area. There is capacity on this area to park c.50 cars. Staff will be used to direct vehicles. Unlike the daily drop-off and collection periods, as vehicles will not be entering and exiting the site at the same time, it is possible to use the northern entrance without requiring additional widening which would be prejudicial to the trees in this area.

The school have made a commitment to notifying surrounding residents well in advance of any events so as to reduce/minimise the impact of sporadic increases in traffic volume as much as possible.

Holiday use access is restricted largely to the northern entrance however will be for short periods of time (1-3 weeks) depending on the length of the holiday involved. Summer holiday clubs will involve c.24 pupils and as such the numbers of vehicles involved with drop-off/collection will be far lower than the usual term time day to day operation.

The operation of the site will be constantly monitored and if the proposed methodology does not adequately mitigate or limit the impact of vehicle movements on the local highway network it will be reviewed in consultation with the highway authority.

It should be noted that the school currently operates from a site with far worse access arrangements than Cranwell House, situated on Lansdown Road, close to the entrance to Lansdown Crescent. Whilst it can never be 100% guaranteed that problems will not arise from time to time, for the majority of the time the operational management of pupil delivery and collection has been proven to work in the current location. As set out in the main Committee report, given that the school has a proven record at successfully managing and mitigating problems associated with traffic, there is little reason to doubt that the management of traffic at Cranwell House can be successfully achieved.

Having considered the operational statement, the Highway Officer has again reiterated that there is no objection on the grounds of highway safety to this application and has confirmed that the operational statement is acceptable. For clarification, the Highway Officer has stated that the parking arrangements for 11 cars at the front of the school are not acceptable but can be revised through an amended plan secured by a condition. It would be impossible to substantiate the refusal of the whole scheme on this point alone.

FURTHER CONSIDERATION OF NORTHERN ACCESS

Following on-going concerns about why the northern access has not been chosen as the primary pupil drop-off and collection point, discussions have been on-going with the applicants to re-look at the issues surrounding the northern entrance. This access was considered at pre-application and dismissed as being largely unfeasible and impractical for the school; the reasons for not pursuing it have been set out in the Committee report. Notwithstanding, the applicant has provided additional modelling of how this entrance could be used and what works would be required to achieve it as well as looking at the implications for wider issues such as landscape, ecology, historic environment and residential amenity.

Clearly the northern entrance has a wider opening and can facilitate two vehicles passing at the same time, beyond this benefit, Officer' maintain that there are a significant number of objections that would preclude this entrance as offering a suitable means of access.

In terms of physically laying out a suitable drop-off/collection area adjacent to the new building to allow supervision of children arriving on site, five cars unloading at the same time can physically be achieved but will require an expansion of the existing hardstanding area c.20m into the grassland area adjacent to the new building and the existing orangery. This raises serious concerns about the impact on the trees and the prominence adjacent to the listed building.

In terms of the implications for the highway, the southern entrance has a driveway length of 240m. By comparison, the northern access is only 65m long. The implications of the respective driveway lengths means that if for whatever reason a vehicle stops and blocks the flow of traffic, there is only room available to "stack" 14 cars off the public highway on the northern access road, by comparison the southern (main) drive can accommodate 42 stacked vehicles. Comparing the scenario of a car

blocking the flow to the northern entrance, it would mean that the equivalent number of cars that can be stacked on the southern entrance would extend c.160m back down Weston Park East, resulting in significant congestion on the public highway. Clearly this is a worse-case scenario however it does highlight the fundamental limitation of the northern access and demonstrates that the issues surrounding congestion, as raised by the majority of objectors, could be far worse if the northern access were to be adopted as the primary route into the site. The highway officer has confirmed that the use of the northern entrance is far more likely to result in congestion on Weston Park East, and when compared to the use of the southern entrance does not offer an adequate solution that could outweigh the objections raised.

Not only does the northern access as the primary route into the site pose a greater risk of congestion occurring, but it does not offer any room for designated waiting bays in the event that parents need to stop as the land available is restricted by the constraints of the trees, the topography and the historic building. Disabled parking cannot be accommodated at the northern entrance due to the local topography, and in order to create a level drop-off area, it will require substantial levelling of the land.

In terms of the impact on trees, the area available for the expanded turning area falls within the root protection zones of two category A cedars and a category A giant sequoia. In order to achieve the proposed turning head the works will compromise the setting of these trees and will see the removal of two category B2 trees and impact on the root zones of an additional category B trees.

Having considered the impact on the trees, (which add significant value to the heritage setting of the listed building and the surrounding parkland) in order to provide a layout that would provide a working access, the arboricultural officer has stated that the impact and removal of the trees is unacceptable and the proposal would be contrary to Policy NE.4. The officer has also stated that the retaining structures required to implement the access arrangements are too intrusive and visually unacceptable and that any level changes required to accommodate a graded bank would have a greater impact on a wider range of trees. Ultimately, the works to facilitate the access arrangements at the northern entrance are likely to increase the risk of root asphyxiation and death.

In terms of the impact on ecology, the loss of trees and additional lighting associated with the northern access will impact on the flight path of horseshoe bats exiting the roosts in the basements. Such a significant change to the bat flight lines could result in the abandonment of the roost which would be unacceptable. Detrimentially affecting a roost will make it harder for the applicant to obtain a Natural England bat license and in terms of addressing the three tests of the Habitats Directive, it would be almost impossible for the Council to argue that there is no alternative solution available to preserve the favourable conservation status of the bats given that there is already a significantly better access arrangement at the south of the site.

Having considered the implications of making the northern entrance the primary route into the site it is considered that had this option been presented it would have conflicted with Policy NE.10 and could be open to challenge in terms of failing to meet the second of the three tests of the Habitats Directive.

In respect of the landscape setting and Historic Environment, as stated above, in order to make the northern access arrangements work it will require the re-grading the land and the installation of a retaining wall. Due to the localised site levels this will result in the retaining wall siting at a height of c.2.5m above ground level at its highest point. Due to the proximity of the access arrangements to the listed orangery, this would significantly compromise the setting and appearance of this asset and would harm the visual integrity of the new building. The size and siting of the access arrangements required to make the northern entrance work would not be accepted in terms of the impact on the Historic Environment.

Finally, in respect of the impact on residential amenity, as is noted in the Committee report the southern driveway passes close to the rear of 23 and 24 Cranwells Park however the conclusion is made that the overall benefits to the site, the active management, the improvements to the landscape and the restoration of the protected building outweigh the limited harm to residential amenity resulting from the sporadic (rather than persistent) passing of vehicles. The use of the northern access is situated immediately adjacent to Hengist House which directly overlooks the northern entrance and access road, there is a closed board timber fence offering screening from the ground floor windows however the upper floor windows and the conservatory both look up the track. Given this property is

situated in an elevated position directly above the entrance, the occupiers will be affected to a degree by traffic entering the site and due to the potential for congestion and stacking occurring as a result of the use of this entrance the residents of Hengist House are likely to be disturbed to a greater degree than the residents adjacent to the southern entrance. Under the current arrangements traffic is to use both entrances as per the Operational Statement meaning that the level of disturbance to residents is distributed and thus minimised. Given there is not capacity to accommodate weekend, holiday or special event traffic parking via the southern entrance, if the northern entrance was to be the primary route into the site the impact on the residents of Hengist House would on balance be worse.

In conclusion it is felt that the use of the northern access will not reduce the impact on residential amenity, it would merely shift the problem away from the residents of Cranwells Park and concentrate it outside Hengist House. This is considered unacceptable, particularly given the impact can be distributed across both entrance roads.

REVISED HIGHWAY CONDITIONS

Plans showing parking areas (providing for 20 vehicles) served off the northern and southern accesses shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. This area shall be surfaced in accordance with details which shall first have been submitted to and approved in writing by the Local Planning Authority, and constructed to the satisfaction of the Local Planning Authority before the buildings are occupied and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

Reason: In the interests of amenity and highway safety.

Prior to the occupation of the development a revised Travel Plan shall have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be operated in accordance with the Travel Plan.

Reason: In the interests of sustainable development.

Within 6 months of the first occupation of the development, a review of the Travel Plan shall have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be operated in accordance with the Travel Plan.

Reason: In the interests of sustainable development.

Prior to the occupation of the development, details of the provision for 20 cycles within the site shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of sustainable development.

The accesses and car parking areas shall operate in accordance with the Operational Statement dated April 2012.

Reason: To ensure the safe operation of the highway.

Prior to the commencement of the development, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority and shall include details of deliveries (including storage arrangements and timings), contractor parking, traffic management.

Reason: To ensure the safe operation of the highway.

PLANS LIST:

1592/P/001B,10B, 11, 12B, 50B, 51C, 52D, 53B, 60B, 61 G,62 G, 63F, 110 , 111, 112A, 113A, 114A, 115, 116,120 ,121, 122A, 123A, 124B, 125A, 126, 199, 200G, 201E, 202, 203A, 204A, 205, 206A, 207, 208, 209A, 210A, 210, 211A, 212A, 213, 300E, 310E, 302 E, 303A, 304, 305 , 310A, 311A, 312A, 313 ,314A, 320A, 321, 331A, 322A, 323, 324A, 325A,

326A, 327A, 328A, 330A, 333A, 334A, 335, 336A, 337. P 400A, 401, 402A, 403, 404A, 405, 406A, 407, 408A, 409A, 410, 411, 412, 413, 414, 415, 416A, 417, 418, 420A, 419, 421, 422A, 423, 424, 425, 426, 427, 428 A, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438A, 439, 440, 441, 442, 443, 444A, 456B, 445, 446, 447, 448, 449, 450, 451, 452A, 453, 454, 455, 456, 457, 458 B, 459A, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 500, 501A, 502, 503, 504.

1592/SU 50A, 51, 52, 53, 110, 111, 112, 113, 114, 115, 116, 200, 300A, 301, 310A, 311, 312A, 313, 314, 315, 316, 317, 503.

5091/05/P2, 201 P4, 202 P3, 203 P2, 06 P2, 07 P2.

Building and Archaeological Report, Design and Access Statement, Heritage Impact Statement, Historic Landscape Appraisal, Landscape Statement, Planning Statement Ecological Appraisal, Engineering Services Report. Cranwell House Transport Assessment Statement. Arboricultural Implications Assessment /Method statement /Tree Protection Plan. Flood Risk Assessment date stamped the 9th February, 23rd January, 16th, 17th and 19th April 2012.

Item No.	Application No.	Address
02	12/00278/LBA	Cranwell House Weston Park East Upper Weston Bath

The report recommends that the application be delegated for consent subject to appropriate conditions. The following conditions are appropriate:-

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 Notwithstanding proposals for the South Entrance Gate, drawing number 1592/P/503, prior to the commencement of works to the entrance large scale details of the new gates to note their appearance, operating mechanism, method of fixing to the stone gate piers, and the location/appearance of the key/pad call point shall be submitted to and agreed in writing by the local planning authority.

The works shall be undertaken in accordance with the approved details.

Reason: To safeguard the character and appearance of the listed building and setting of listed buildings.

3 No works shall take place until all outstanding bat mitigation details have been submitted and agreed in writing by the local planning authority. These details can be provided in the form of an EP license application method statement.

All works within the scheme shall be carried out in accordance with the approved details, unless otherwise approved in writing by the local planning authority. The works shall be carried out prior to occupation of any part of the development unless any different timing is specifically agreed as part of the approved scheme.

Reason: To safeguard and provide the long term ecological features and protected species on the site.

4 Prior to the cleaning of the external stone work of Cranwell's House:-

a) A specification of works /method statement shall be submitted to and agreed in writing by the local planning authority.

b) A sample panel of cleaned stone work shall be provided on site and agreed in writing by the local planning authority.

The works shall be undertaken in accordance with the above approved details.

Reason: To safeguard the character and appearance of the listed building.

5 Repairs to the stonework shall be in natural stone to match existing or in a lime putty based mortar mix to match the existing stonework.

Reason: To safeguard the character and appearance of the listed building.

6 Prior to the re - roofing of the former conservatory a sample of the natural slate shall be submitted to and approved in writing by the local planning authority.

The works shall be undertaken in accordance with the approved details.

Reason: To safeguard the character and appearance of the listed building.

7 Notwithstanding the proposals for the former conservatory, and Palm house, when the lowered modern ceilings are removed a specification of works to the existing roof structure shall be submitted to and agreed in writing by the local planning authority. This specification shall include such details as the location and type of new drainage runs, and the detail/location of any future ceilings to be put back into these sections of the building.

The works shall be undertaken in accordance with the approved details.

Reason: To safeguard the character and appearance of the listed building.

8 Notwithstanding the proposed drawings, and prior to the works being undertaken, the details of any new doors /windows to the former Palm house shall be submitted to and agreed in writing by the local planning authority.

The works shall be undertaken in accordance with the approved details.

Reason. To safeguard the character and appearance of the listed building.

9 The mosaic floor in the former Palm house shall be retained in situ and clarification on works to it, and how it will be incorporated into proposals shall be submitted and agreed in writing by the local planning authority .

The works shall be undertaken in accordance with the approved details.

Reason: To safeguard the character and appearance of the listed building.

10 Notwithstanding proposals for tanking the north wall of the former Palm house, and prior to works being undertaken on the north wall, a specification of works for the north wall shall be submitted to and agreed in writing by the local planning authority.

The works shall be undertaken in accordance with the approved details.

Reason: To safeguard the character and appearance of the listed building

11 Prior to works commencing on the installation of the new door/ screen on the northern elevation of the proposed nursery, former conservatory, large scale details of the works proposed shall be submitted to and agreed in writing by the local planning authority.

The works shall be undertaken in accordance with the approved details.

Reason: To safeguard the character and appearance of the listed building.

12 The new external windows for the proposed nursery, former conservatory, shall be a replica of the existing traditional detailed six over six timber paned timber sash windows .The windows shall also be recessed back from the face of the wall as existing.

Reason: To safeguard the character and appearance of the listed building.

13 The new windows proposed on the first floor (proposed year 4 room) of Cranwell House, south elevation, shall be a replica of the existing traditional detailed sash windows on the west elevation of this room. The windows shall also be recessed back from the face of the wall as existing.

Reason: To safeguard the character and appearance of the listed building.

14 Prior to the installation of external flues or vents their appearance and location shall be submitted to and agreed in writing by the local planning authority.

The works shall be undertaken in accordance with the approved details.

Reason: To safeguard the character and appearance of the listed building.

15 Prior to the lifting and relaying of the uneven historic stone paving on the raised terrace a detailed specification of works shall be submitted to and agreed in writing by the local planning authority.

The works shall be undertaken in accordance with the approved details.

Reason: To safeguard the character and appearance of the listed building

16 Any re pointing works to the main house, or walls to the stone balustrade to the raised terrace, shall be under in a lime putty mortar mix.

Reason: To safeguard the character and appearance of the listed building.

17 Repairs to the stone balustrade shall be undertaken in natural stone to replicate existing detail.

Reason: To safeguard the character and appearance of the listed building.

18 Prior to the installation of the replacement roof light, which will light the rear stairs, large scale drawings of the roof light to note its appearance, materials to be used in its construction and finish, shall be submitted to and agreed in writing by the local planning authority.

The works shall be undertaken in accordance with the approved details.

Reason: To safeguard the character and appearance of the listed building.

19 The stone surrounds for the new rear door entrance /disabled access shall be in natural stone to match existing.

Reason. To safeguard the character and appearance of the listed building/setting of listed building.

20 All external and internal joinery shall be painted unless otherwise agreed in writing by the local planning authority.

Reason: To safeguard the character and appearance of the listed building

22 Lath and plaster ceilings where present shall be retained as lath and plaster, where requiring repair this shall also be undertaken in lath and plaster. Repairs to existing cornices shall be undertaken in plaster to replicate existing. Any new sections of cornice shall be a constructed in plaster to replicate existing details.

Reason: To safeguard the character and appearance of the listed building

23 Prior to the installation of any external alarm boxes as part of the new security system for the property details of their location and appearance shall be submitted and agreed in writing by the local planning authority .

The works shall be undertaken in accordance with the approved details .

Reason. to safeguard the character and appearance of the listed building.

24 Prior to the upgrading of the building for fire protection details of the works to be undertaken shall be submitted and agreed in writing by the local planning authority.

The works shall be undertaken in accordance with the approved details.

Reason: To safeguard the character and appearance of the listed building

25 The existing recessed alcoves/partitions on the western internal wall of the ground floor room 102, job drawing 1592/P/051 C, shall be carefully removed by hand to avoid undue damage to existing historic fabric. A detailed specification of works, to clarify the works to be undertaken to the existing windows and the internal wall at this point in order to reinstate the window openings, shall then be submitted to and agreed by the local planning authority.

The works shall be undertaken in accordance with the approved details.

Reason: To safeguard the character and appearance of the listed building.

26 Any localized repairs to historic features shall match existing details and historic materials /finishes unless otherwise agreed in writing by the local planning authority

Reason: To safeguard the character and appearance of the listed building.

27 Prior to the reinstatement of the fireplace in room 104 , job drawing 1592/P/051C, large scale drawings to clarify the appearance and materials used in its construction shall be submitted to and agreed in writing by the local planning authority.

The works shall be undertaken in accordance with the approved details.

Reason: To safeguard the character and appearance of the listed building.

30 Prior to the works :-

a) To install new doors in the building a detailed door schedule for the erection of new doors, together with large scale drawings to confirm their appearance, including sections through panels as appropriate, shall be submitted and agreed in writing with the local planning authority.

b) To replace ironmongery on the existing doors, and the fitting of new ironmongery to doors, a detailed specification of works shall be submitted to and agreed in writing by the local planning authority

The works shall be undertaken in accordance with the above approved details.

Reason. To safeguard the character and appearance of the listed building.

31 Notwithstanding proposals the natural stone flagstone floor shall be retained in the basement.

Reason: For the avoidance of doubt and to safeguard the character and appearance of the listed building

32 Prior to the cleaning of the stonework to the basement walls and ceilings to remove the modern paint finishes :-

a) A specification of works /method statement shall be submitted to and agreed in writing by the local planning authority.

b) A sample panel of cleaned stone work shall be provided on site and agreed in writing by the local planning authority.

The stones walls and the stone vaulted ceilings shall be left exposed to view unless otherwise agreed in writing by the local planning authority.

The works shall be undertaken in accordance with the above approved details.

Reason: For the avoidance of doubt and to safeguard the character and appearance of the listed building.

33 Prior to the cleaning works proposed to the marble floor, stone pilasters, and staircase, in the main hall/landing a detailed specification of works shall be submitted and agreed in writing by the local planning authority.

The works shall be undertaken in accordance with the above approved details.

Reason: To safeguard the character and appearance of the listed building.

34 Notwithstanding proposals prior to the installation of the new radiators, and the new ventilation strategy, details of the locations of the radiators, their appearance, service pipe runs, and the impact of the new ventilation strategy on the fabric/appearance of the building shall be submitted to and agreed in writing by the local planning authority.

The works shall be undertaken in accordance with the above approved details.

Reason: For the avoidance of doubt and to safeguard the character and appearance of the listed building.

35 Notwithstanding the works proposed to room 2001, in Drawing 1592/P/436, the works shall not include proposals for a new door to replace the existing window as confirmed by the agent in his email dated the 2nd May 2012.

Reason: For the avoidance of doubt and to safeguard the character and appearance of the listed building.

36 Prior to the installation of the contiguous piled retaining wall, a method statement to clarify its installation shall be submitted to and agreed in writing by the local planning authority.

The works shall be undertaken in accordance with the approved method statement.

Reason: To safeguard the character/fabric of the adjacent listed buildings from damage caused by vibration.

37 Prior to the facing of the new retaining wall, to the rear and side of the new build, a sample panel of the wall to show both the natural stone work, and rendered sections, shall be constructed on site and inspected /agreed in writing by the local planning authority.

The works shall be undertaken in accordance with the above approved details.

Reason: To safeguard the character and appearance of the listed building/setting of listed building.

38 The pointing of the stonework in the above wall shall be undertaken in a lime based mortar mix with the aggregate tamped to expose the aggregate. The stone copings for the wall shall be in natural limestone.

Reason: To safeguard the character and appearance of the listed building/setting of listed building.

39 Prior to the installation of the handrail, on the top of the stone coping to the above retaining wall, large scale details of the handrail to confirm its appearance, materials used and finish shall be submitted to and agreed in writing by the local planning authority.

Reason: To safeguard the character and appearance of the listed building/setting of listed building.

40 Prior to the repair and restoration of the listed fountain a specification of works shall be submitted and agreed in writing by the local planning authority.

The works shall be undertaken in accordance with the above approved details.

Reason: To safeguard the character and appearance of the listed building, and the setting of a listed building.

41 The new cupboards and associated sinks to serve the classrooms shall not cut into or otherwise damage historic features such as skirting's, panelling, and architrave surrounds to doors.

Prior to the installation of the pipe runs to serve the sinks their location shall be submitted and agreed in writing by the local planning authority.

The works shall be undertaken in accordance with the approved details.

Reason: For the avoidance of doubt and to safeguard the character and appearance of the listed building.

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1592/P/001B,10B, 11, 12B, 50B, 51C, 52D, 53B, 60B, 61 G,62 G, 63F, 110 , 111, 112A, 113A, 114A, 115, 116,120 ,121, 122A, 123A, 124B, 125A, 126, 199, 200G, 201E, 202, 203A, 204A, 205, 206A, 207, 208, 209A, 210A, 210, 211A, 212A, 213, 300E, 310E, 302 E, 303A, 304, 305 , 310A, 311A, 312A, 313 ,314A, 320A, 321, 331A, 322A, 323, 324A, 325A, 326A, 327A, 328A, 330A, 333A, 334A, 335, 336A, 337. P 400A, 401, 402A, 403, 404A, 405, 406A, 407, 408A, 409A, 410, 411, 412, 413,414, 415, 416A, 417, 418, 420A, 419, 421, 422A, 423, 424, 425, 426, 427, 428 A, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438A, 439, 440, 441, 442, 443, 444A, 456B, 445, 446, 447, 448, 449, 450, 451, 452A, 453, 454, 455, 456, 457, 458 B, 459A, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 500, 501A,502, 503, 504.

1592/SU 50A, 51, 52, 53, 110, 111, 112, 113, 114, 115, 116, 200, 300A, 301, 310A, 311, 312A, 313, 314, 315,316, 317, 503.

5091/05/P2, 201 P4, 202 P3, 203 P2, 06 P2, 07 P2.

Building and Archaeological Report, Design and Access Statement, Heritage Impact Statement, Historic Landscape Appraisal, Landscape Statement ,Planning Statement Ecological Appraisal, .Engineering Services Report. Cranwell House Transport Assessment Statement . Arboricultural Implications Assessment /Method statement /Tree Protection Plan. Flood Risk Assessment date stamped the 9th February, 23rd January , 16th , 17th and 19th April 2012 .

Item No.	Application No.	Address
04	12/00980/FUL	Summerfield School Lime Grove Site Lime Grove Gardens Bathwick Bath

Consultation Responses

Parks – Contributions of £78,433.80 are sought for open spaces.

English Heritage: Comment that the application should be determined in accordance with national and local policy and your specialist conservation advice

Representations: 2 letters of objection received, raising the following points;

- Acknowledge the latest proposal has taken into account some of the previous objections
- Recognise the need for housing in Bath
- Concerned the proposal does not sufficiently minimise the impact
- The area where it is proposed to build units 12 and 13 should be free from buildings
- Building heights should be restricted to 2 storeys
- As many of the trees as possible should be retained to maintain screening
- Minimise lighting pollution by a carefully designed low level lighting
- Pleased that the proposals include bath stone ashlar
- Pleased that the new turning head and the apparent integration with Lime Grove Gardens is included
- Pleased the Transport Statement provides assurances residents will not be able to apply for parking permits
- Pleased there is provision for secure bicycle parking
- 3 storey buildings at the front of the site will reduce the view of Lansdown from Lime Grove Gardens
- Reduction of property value (Officer's note: This is not a material planning consideration)
- Properties in Lime Grove Gardens are only 2 storey
- Design and Heritage Statement is misleading in terms of the context of the surrounding development
- Properties will not reflect the surrounding neighbourhood
- No heights shown on the plans so cannot determine whether the 3 storey dwellings will be the same height as those in Lime Grove Gardens
- Plot 1 will overlook 11 Lime Grove Gardens
- The whole street should be public access and there should be provision for roadside parking
- May lead to additional parking on Lime Grove Gardens
- Lack of community engagement
- Disappointed that PV panels are no longer included

1 letter of comment received, raising the following points;

- The upgrading of the footpath should be a high priority and form part of a s106 Agreement
- Bath stone and slate should not be substituted with poorer materials
- Traffic calming measures should be installed at the entrance to the new development
- Residents should be reassured over who will maintain the green spaces
- Arrangements need to be made for temporary parking and a reduction in Council Tax (or some other form of compensation) for the duration of the construction for Lime Grove Gardens residents due to inconvenience caused by construction traffic and noise.

Officer Assessment

Many of these points have been addressed in the main Committee report and no significant new issues are raised.

It should be noted that the suggested condition by the Environmental Health Officer to mitigate the impact of noise on future occupiers was omitted from the main report and should be included on the permission, should Members be minded to permit the application.

A contribution of £78,433.80 is sought for Parks and Open Spaces and the applicants have agreed to pay this.

Following the drafting of the Committee Report, the Applicants have submitted a Unilateral Undertaking to the Council for the payment of the requested contributions. In view of this, the recommendation is updated to reflect this.

A representation makes reference to a reduction in Council Tax for residents during the construction. This is not a planning consideration as it falls outside of Planning Legislation.

Recommendation

Delegate to PERMIT

A Subject to the satisfactory completion of a Unilateral Undertaking to secure the following;
£68,357.20 for school places and youth provision
£18,000 for improvements to pedestrian facilities
£78,433.80 for parks and open spaces provision
The Developers to fund a Traffic Regulation Order to prevent parking on the new access road.

B

Conditions as the report plus

21. Prior to the occupation of the development hereby approved, the mitigation measures detailed in Section 7.0 of the submitted Acoustic Report shall be implemented and retained in perpetuity.

Reason: To protect the amenity of future occupiers.

Item No.	Application No.	Address
05	12/00292/FUL	53 Minster Way Bathwick Bath

One further representation has been received objecting to the application for the following reasons:

The access to Trossachs Drive is made dangerous from the hill and sharp bend by number 4.

Increased traffic from a recent development at the far end of Trossachs Drive means traffic approaches the blind bend too fast to see traffic entering and leaving the driveway of No. 2. The original planning permission in 1970 did not allow for further development in Trossachs Drive.

This may result in the alteration of access from 2 Trossachs Drive

Increased traffic from a recent development at the far end of Trossachs Drive means traffic approaches the blind bend too fast to see traffic entering and leaving the driveway of No. 2.

OFFICERS REPORT

The highways officer has not raised an objection with regards to highway safety. The proposed development has provided on site parking for two cars and is not considered to significantly increase traffic movements within Trossachs Drive.

The above comments do not alter the officer's recommendation and the application is still recommended for permission.