

BATH AND NORTH EAST SOMERSET COUNCIL

DEVELOPMENT CONTROL COMMITTEE

9th May 2012

DECISIONS

Item No:	01	
Application No:	12/00277/FUL	
Site Location:	Cranwell House, Weston Park East, Upper Weston, Bath	
Ward: Weston	Parish: N/A	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of a building adjacent to listed building following demolition of classroom units and outbuildings and refurbishment and alterations to listed building with associated landscape and engineering works including new retaining wall.	
Constraints:	Agric Land Class 3b,4,5, Article 4, Conservation Area, Forest of Avon, Hotspring Protection, Listed Building, World Heritage Site,	
Applicant:	Girl's Day School Trust	
Expiry Date:	10th May 2012	
Case Officer:	Richard Stott	

DECISION

Delegate to PERMIT

For the reasons set out in this report, it is recommended that Committee Authorises the Development Manager to grant full planning permission, subject to conditions and the securing of the £10,000 contribution through a legal agreement.

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 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.

3 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.

4 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.

5 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.

6 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.

7 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.

8 All works and subsequent operational activities must comply with the recommendations and proposed ecological mitigation measures set out in the submitted Ecological Appraisal Land Use Consultants January 2012 V4.0, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To safeguard ecological features and protected species at the site

9 No development shall take place until full details of a Wildlife Management and Enhancement Scheme have been submitted to and approved in writing by the local planning authority. These details shall include:

- a) Details for protection of badgers and their setts, including updated checks on sett locations; details of any necessary exclusion zones around setts; and any further necessary mitigation and licence application
- b) All outstanding bat mitigation details. These details can be provided in the form of an EPS licence application method statement if appropriate.
- c) Details of enhancement measures for the benefit of reptiles and amphibians
- d) Details of additional habitat provision and enhancement, and long term management specifications for the benefit of wildlife. These details can be incorporated within landscape and planting plans if appropriate.

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 the 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 long term for ecological features and protected species at the site

10 No development shall take place until a Detailed Arboricultural Method Statement, with revised Tree Protection Plan, has been submitted to and approved in writing by the Local Planning Authority and details within that implemented as appropriate. The final method statement shall incorporate details of the type and number of machines and plant to be used on site and the location of site compound, temporary services and movement of people and machinery. Development shall then only take place in accordance with the approved Statement and Protection Plan.

Reason: To ensure that trees to be retained are not adversely affected by the development proposals

11 No development activity shall commence until the site preparation protective measures as stated in the approved Detailed Arboricultural Method Statement are implemented. Thereafter, the protective measures shall be maintained in strict accordance with the approved Detailed Arboricultural Method Statement. The local planning authority is to be advised two weeks prior to the site preparation stage of the 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.

12 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, 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 this part of the Conservation Area.

13 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.

Advice Note:

Where a request is made to a Local Planning Authority for written confirmation of compliance with a condition or conditions attached to a planning permission or where a request to discharge conditions is submitted a fee shall be paid to that authority. Details of the fee can be found on the "what happens after permission" pages of the Council's Website. Please send your requests to the Registration Team, Planning Services, PO

Box 5006, Bath, BA1 1JG. Requests can be made using the 1APP standard form which is available from the Planning Portal at www.planningportal.gov.uk.

This decision relates to the following drawings and documents dated 23rd January 2012, 9th February 2012, 16th April 2012 and 27th April 2012:

PLANS LIST:

Drawings Titled:

1592/P/001 Rev B, 1592/P/010 Rev B, 1592/P/011 Rev A, 1592/P/012 Rev B, 1592/P/050 Rev B, 1592/P/051 Rev C, 1592/P/052 Rev D, 1592/P/053 Rev B, 1592/P/060 Rev B, 1592/P/061 Rev F, 1592/P/062 Rev G, 1592/P/063 Rev F, 1592/P/110, 1592/P/111, 1592/P/112 Rev A, 1592/P/113 Rev A, 1592/P/114 Rev A, 1592/P/115, 1592/P/116, 1592/P/120, 1592/P/121, 1592/P/122 Rev A, 1592/P/123 Rev A, 1592/P/124 Rev A, 1592/P/125 Rev A, 1592/P/126, 1592/P/199, 1592/P/200 Rev G, 1592/P/201 Rev E, 1592/P/202, 1592/P/203 Rev A, 1592/P/204 Rev A, 1592/P/205, 1592/P/206 Rev A, 1592/P/207, 1592/P/208, 1592/P/209 Rev A, 1592/P/210 Rev A, 1592/P/211 Rev A, 1592/P/212 Rev A, 1592/P/213, 1592/P/220, 1592/P/221, 1592/P/222, 1592/P/223, 1592/P/224, 1592/P/300 Rev E, 1592/P/301 Rev E, 1592/P/302 Rev E, 1592/P/303 Rev A, 1592/P/304, 1592/P/305, 1592/P/310 Rev A, 1592/P/311 Rev A, 1592/P/312 Rev A, 1592/P/313 Rev A, 1592/P/314 Rev A, 1592/P/320 Rev A, 1592/P/321, 1592/P/322 Rev A, 1592/P/323, 1592/P/324 Rev A, 1592/P/325 Rev A, 1592/P/326 Rev A, 1592/P/327 Rev A, 1592/P/328 Rev A, 1592/P/330 Rev A, 1592/P/331, 1592/P/332, 1592/P/333 Rev A, 1592/P/334 Rev A, 1592/P/335, 1592/P/336 Rev A, 1592/P/337, 1592/P/400 Rev A, 1592/P/401, 1592/P/402 Rev A, 1592/P/403, 1592/P/404 Rev A, 1592/P/405, 1592/P/406 Rev A, 1592/P/407, 1592/P/408 Rev A, 1592/P/409 Rev A, 1592/P/410, 1592/P/411 Rev A, 1592/P/412, 1592/P/413, 1592/P/414, 1592/P/415, 1592/P/416 Rev A, 1592/P/417, 1592/P/418, 1592/P/419, 1592/P/420 Rev A, 1592/P/421, 1592/P/422, 1592/P/423, 1592/P/424, 1592/P/425, 1592/P/426, 1592/P/427 Rev A, 1592/P/428 Rev A, 1592/P/429, 1592/P/430, 1592/P/431, 1592/P/432, 1592/P/433, 1592/P/434, 1592/P/435, 1592/P/436, 1592/P/437, 1592/P/438 Rev A, 1592/P/439, 1592/P/440, 1592/P/441, 1592/P/442, 1592/P/443, 1592/P/444 Rev A, 1592/P/445, 1592/P/446, 1592/P/447, 1592/P/448, 1592/P/449, 1592/P/450, 1592/P/451, 1592/P/452 Rev A, 1592/P/453, 1592/P/454 Rev A, 1592/P/455, 1592/P/456 Rev B, 1592/P/457, 1592/P/458 Rev B, 1592/P/459 Rev A, 1592/P/460, 1592/P/461, 1592/P/462, 1592/P/463, 1592/P/464, 1592/P/465, 1592/P/466, 1592/P/467, 1592/P/468, 1592/P/469, 1592/P/470, 1592/P/471, 1592/P/472, 1592/P/500, 1592/P/501 Rev A, 1592/P/502, 1592/P/503, 1592/P/504, 1592/SU/050, 1592/SU/051, 1592/SU/052, 1592/SU/053, 1592/SU/110, 1592/SU/111, 1592/SU/112, 1592/SU/113, 1592/SU/114, 1592/SU/115, 1592/SU/116, 1592/SU/200, 1592/SU/300 Rev A, 1592/SU/301, 1592/SU/310 Rev A, 1592/SU/311, 1592/SU/312 Rev A, 1592/SU/313, 1592/SU/314, 1592/SU/315, 1592/SU/316, 1592/SU/317, 1592/SU/503, 4648 03.21 ISSUE H, IMA 016 0815, IMA-11-016 PLAN 6A REV 1, IMA-11-016 PLAN 6B REV 1, 03.19, 03.20 ISSUE G, 03.21 ISSUE G, 20112-CRANWELLHOUSE-TPP-WG-1.1, 090902_CRANWELLHOUSE-SITE1_TCP_HPS_2.0, QD2500/M0101 P2, QD2500/MO103 P2, QD2500/MO201 P2, QD2500/MO203 P2, QD2500/MO301 P2, QD2500/PLAN/EO0001 P2, 201 REV P4, 202 REV P3, 203 REV P2, 5091 05 P2, 5091 06 P2, 5091 07 P2, 5091 201 P4, 5091 202 P3, 5091 203 P2

Documents Titled:

A HISTORIC LANDSCAPE APPRAISAL, ARBORICULTURAL IMPLICATIONS ASSESSMENT, DESIGN AND ACCESS STATEMENT, ECOLOGICAL APPRAISAL,

HERITAGE IMPACT STATEMENT, LANDSCAPE STATEMENT, DESCRIPTION OF ENGINEERING, PLANNING STATEMENT, SUSTAINABLE CONSTRUCTION CHECKLIST, TRANSPORT ASSESSMENT, FLOOD RISK ASSESSMENT, OPERATIONAL STATEMENT, ACCESS CONSIDERATIONS, PHOTOS & SKETCHES

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 and Documents. 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 size, scale, mass, design and siting of the new teaching facilities are proportionate to the scale of the existing building and will not adversely harm the historic and architectural significance of the Grade II listed house.
4. The proposed preserves the character and appearance of the Conservation Area and will not adversely harm the setting of the wider World Heritage Site.
5. The proposed works preserve the ecological assets noted on the site and the associated landscaping will sensitively enhance the wider setting of the site.
6. The proposed building, by reason of its siting will not adversely harm the amenities of adjacent residential dwellings.

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

BH.1 World Heritage Site

BH.2 Listed Buildings and Their Settings

BH.6 Conservation Area

NE.4 Trees and Woodland

NE.10 Nationally Important Species and Habitats

T.1 Overarching Access Policy

T.24 Development and Access

T.26 Parking

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

B4 World Heritage Site

Policies D.2, D.4, BH.2, BH.6, NE.4, NE.10, T.1, T.24 and T.26 of the adopted Local Plan are saved policies.

NATIONAL PLANNING POLICY FRAMEWORK

The NPPF came into immediate effect on the 27th March 2012 however confirms that existing Local Plan Policies will remain extant for a period of 12 months. Due consideration has been given to the NPPF however it does not raise any issues that conflict with the existing Local Plan policies.

Item No:	02	
Application No:	12/00278/LBA	
Site Location:	Cranwell House, Weston Park East, Upper Weston, Bath	
Ward: Weston	Parish: N/A	LB Grade: N/A
Application Type:	Listed Building Consent (Alts/exts)	
Proposal:	Erection of a building adjacent to listed building following demolition of classroom units and outbuildings and refurbishment and alterations to listed building with associated landscape and engineering works including new retaining wall.	
Constraints:	Agric Land Class 3b,4,5, Article 4, Conservation Area, Forest of Avon, Hotspring Protection, Listed Building, World Heritage Site,	
Applicant:	Girl's Day School Trust	
Expiry Date:	5th April 2012	
Case Officer:	Varian Tye	

DECISION CONSENT

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.

42 The works hereby permitted shall be implemented in accordance with the plans set out in the plan list below.

Reason: To define the consent.

PLANS LIST:

1592/P/001 Rev B, 1592/P/010 Rev B, 1592/P/011 Rev A, 1592/P/012 Rev B, 1592/P/050 Rev B, 1592/P/051 Rev C, 1592/P/052 Rev D, 1592/P/053 Rev B, 1592/P/060 Rev B, 1592/P/061 Rev F, 1592/P/062 Rev G, 1592/P/063 Rev F, 1592/P/110, 1592/P/111, 1592/P/112 Rev A, 1592/P/113 Rev A, 1592/P/114 Rev A, 1592/P/115, 1592/P/116, 1592/P/120, 1592/P/121, 1592/P/122 Rev A, 1592/P/123 Rev A, 1592/P/124 Rev A, 1592/P/125 Rev A, 1592/P/126, 1592/P/199, 1592/P/200 Rev G, 1592/P/201 Rev E, 1592/P/202, 1592/P/203 Rev A, 1592/P/204 Rev A, 1592/P/205, 1592/P/206 Rev A, 1592/P/207, 1592/P/208, 1592/P/209 Rev A, 1592/P/210 Rev A, 1592/P/211 Rev A, 1592/P/212 Rev A, 1592/P/213, 1592/P/220, 1592/P/221, 1592/P/222, 1592/P/223, 1592/P/224, 1592/P/300 Rev E, 1592/P/301 Rev E, 1592/P/302 Rev E, 1592/P/303 Rev A, 1592/P/304, 1592/P/305, 1592/P/310 Rev A, 1592/P/311 Rev A, 1592/P/312 Rev A, 1592/P/313 Rev A, 1592/P/314 Rev A, 1592/P/320 Rev A, 1592/P/321, 1592/P/322 Rev A, 1592/P/323, 1592/P/324 Rev A, 1592/P/325 Rev A, 1592/P/326 Rev A, 1592/P/327 Rev A, 1592/P/328 Rev A, 1592/P/330 Rev A, 1592/P/331, 1592/P/332, 1592/P/333 Rev A, 1592/P/334 Rev A, 1592/P/335, 1592/P/336 Rev A, 1592/P/337, 1592/P/400 Rev A, 1592/P/401, 1592/P/402 Rev A, 1592/P/403, 1592/P/404 Rev A, 1592/P/405, 1592/P/406 Rev A, 1592/P/407, 1592/P/408 Rev A, 1592/P/409 Rev A, 1592/P/410, 1592/P/411 Rev A, 1592/P/412, 1592/P/413, 1592/P/414, 1592/P/415, 1592/P/416 Rev A, 1592/P/417, 1592/P/418, 1592/P/419, 1592/P/420 Rev A, 1592/P/421, 1592/P/422A, 1592/P/423, 1592/P/424, 1592/P/425, 1592/P/426, 1592/P/427 Rev A, 1592/P/428 Rev A, 1592/P/429, 1592/P/430, 1592/P/431, 1592/P/432, 1592/P/433, 1592/P/434, 1592/P/435, 1592/P/436, 1592/P/437, 1592/P/438 Rev A, 1592/P/439, 1592/P/440, 1592/P/441, 1592/P/442, 1592/P/443, 1592/P/444 Rev A, 1592/P/445 A, 1592/P/446, 1592/P/447, 1592/P/448, 1592/P/449, 1592/P/450, 1592/P/451, 1592/P/452 Rev A, 1592/P/453, 1592/P/454 Rev A, 1592/P/455A, 1592/P/456 Rev B, 1592/P/457, 1592/P/458 Rev B, 1592/P/459 Rev A, 1592/P/460, 1592/P/461, 1592/P/462, 1592/P/463, 1592/P/464, 1592/P/465, 1592/P/466, 1592/P/467, 1592/P/468, 1592/P/469, 1592/P/470, 1592/P/471, 1592/P/472, 1592/P/500, 1592/P/501 Rev A, 1592/P/502, 1592/P/503, 1592/P/504, 1592/SU/050 A, 1592/SU/051, 1592/SU/052, 1592/SU/053, 1592/SU/110, 1592/SU/111, 1592/SU/112, 1592/SU/113, 1592/SU/114, 1592/SU/115, 1592/SU/116, 1592/SU/200, 1592/SU/300 Rev A, 1592/SU/301, 1592/SU/310 Rev A, 1592/SU/311, 1592/SU/312 Rev A, 1592/SU/313, 1592/SU/314, 1592/SU/315, 1592/SU/316, 1592/SU/317, 1592/SU/503, 4648 03.21 ISSUE H, IMA 016 0815, IMA-11-016 PLAN 6A REV 1, IMA-11-016 PLAN 6B REV 1, 03.19, 03.20 ISSUE G, 03.21 ISSUE G, 20112-CRANWELLHOUSE-TPP-WG-1.1, 090902_CRANWELLHOUSE-SITE1_TCP_HPS_2.0, QD2500/M0101 P2, QD2500/MO103 P2, QD2500/MO201 P2, QD2500/MO203 P2, QD2500/MO301 P2,

QD2500/PLAN/EO0001 P2, 201 REV P4, 202 REV P3, 203 REV P2, 5091 05 P2, 5091 06 P2, 5091 07 P2, 5091 201 P4, 5091 202 P3, 5091 203 P2

Documents Titled:

A HISTORIC LANDSCAPE APPRAISAL, BUILDING AND ARCHAEOLOGICAL REPORT. ARBORICULTURAL IMPLICATIONS ASSESSMENT, DESIGN AND ACCESS STATEMENT, ECOLOGICAL APPRAISAL, HERITAGE IMPACT STATEMENT, LANDSCAPE STATEMENT, DESCRIPTION OF ENGINEERING, PLANNING STATEMENT, SUSTAINABLE CONSTRUCTION CHECKLIST, TRANSPORT ASSESSMENT, FLOOD RISK ASSESSMENT, OPERATIONAL STATEMENT, ACCESS CONSIDERATIONS, PHOTOS & SKETCH DATE STAMPED THE , 23rd JANUARY, 9th FEBRUARY, 16th ,17th 19th APRIL and 27th April 2012 .

FOOTNOTE: For the avoidance of doubt this consent does not grant permission for the erection of the new build hall/classrooms in the rear courtyard.

If the works of the proposal contained within the application require access scaffolding to be erected it is incumbent on all interested parties to ensure that it is undertaken adopting conservation best practice. Methods of erection which entail bolting scaffolding to the building using anchor ties will require listed building consent and are unlikely to be acceptable.

REASON FOR GRANTING CONSENT

The Council acknowledges that there are works which may be argued to cause harm to the special and architectural and historic interest of the listed building, such as the subdivision of the room on the ground floor to create a First Aid room and disabled WC. However, these are not regarded as substantial harm and the works are outweighed by the overall heritage benefits associated with the proposals. The other works by virtue of their location, design, detailing and use of materials, will preserve the building, its setting, and its features of special architectural and historic interest, and will preserve the character and appearance of the historic garden, Conservation Area and World Heritage Site.

Item No:	03	
Application No:	12/00488/FUL	
Site Location:	40 Audley Park Road, Lower Weston, Bath, Bath And North East Somerset	
Ward: Kingsmead	Parish: N/A	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of balcony, rendering of garage and utility and alterations to two storey side extension (Retrospective).	

Constraints:	Agric Land Class 3b,4,5, Article 4, Conservation Area, Forest of Avon, Hotspring Protection, World Heritage Site,
Applicant:	Dr Stephen Hill
Expiry Date:	18th April 2012
Case Officer:	Rebecca Roberts

DECISION PERMIT

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 windows, roof lights or openings, other than those shown on the plans hereby approved, shall be formed in the east and south elevations at any time unless a further planning permission has been granted.

Reason: To safeguard the amenities of adjoining occupiers from overlooking and loss of privacy.

PLANS LIST:

This decision relates to drawing's titled site location plan, approved plan view, approved front elevation, approved south elevation, accepted rear elevation, accepted north elevation, proposed front elevation, proposed rear elevation, proposed south elevation date stamped 31st January 2012 and the proposed north elevation and proposed plan view date stamped 22nd February 2012.

REASONS FOR GRANTING APPROVAL

1. The proposed development is considered acceptable in terms of design, size, scale, siting and use of materials. The proposed development would preserve the existing built environment without detriment to the character and appearance of the streetscene and this part of the Conservation Area and setting of the World Heritage Site.

The proposed development is not considered to cause significant harm in terms of an overbearing presence, loss of privacy or overlooking to the detriment of neighbouring occupiers.

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.

At the meeting of the Council on the 18th October 2007, the Bath and North East Somerset Local Plan (including minerals and waste policies) was adopted. The following policies are material considerations

D2 - General Design and public realm considerations

D4 - Townscape considerations

BH1 - Impact of development on World Heritage Site of Bath or its setting

BH6 - Development within or affecting Conservation Areas

of the Bath & North East Somerset Local Plan (including minerals and waste policies) 2007.

Bath and North East Somerset Submission Core Strategy (May 2011) is out at inspection stage and therefore will only be given limited weight for development management purposes. The following policies should be considered:

B4 - The World heritage Site and its setting (will replace BH.1)

D.2, D.4 and BH.6 of the local plan are proposed as saved policies within the submission core strategy.

National Planning Policy Framework (March 2012) can be awarded significant weight however this proposes little change to the aspects of local policy that are relevant to this decision.

Item No:	04	
Application No:	12/00980/FUL	
Site Location:	Summerfield School Lime Grove Site, Lime Grove Gardens, Bathwick, Bath	
Ward: Bathwick	Parish: N/A	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of 13no. dwellings with associated parking and landscaping following demolition of existing school buildings (Resubmission).	
Constraints:	Agric Land Class 3b,4,5, Article 4, British Waterways, Conservation Area, Flood Zone 2, Forest of Avon, Hotspring Protection, World Heritage Site,	
Applicant:	Bloor Homes	
Expiry Date:	19th June 2012	
Case Officer:	Suzanne D'Arcy	

DECISION

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 Authorise the Development Manager to PERMIT subject to the prior completion of the above Unilateral Undertaking and 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 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, 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 surrounding area.

3 No development shall commence until a sample panel of all external walling materials to be used has been erected on site, approved in writing by the Local Planning Authority, and kept on site for reference until the development is completed.

Reason: In the interests of the appearance of the development and the surrounding area.

4 Finished Floor Levels for the proposed development shall be set no lower than 21.86 m AOD.

Reason: To reduce the risk of flooding to the development and future occupants.

5 No development shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To prevent an increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system.

6 Prior to the commencement of development approved by this planning permission (or such other date or stage in the development as may be first agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1) A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site.

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To ensure that the proposed development does not cause pollution of controlled waters.

7 The proposed estate roads, footways, footpaths, verges, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture shall be constructed and laid out in accordance with details to be submitted to and approved by the Local Planning Authority in writing before their construction begins. For this purpose, plans and sections, indicating as appropriate, the design, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority.

Reason: To ensure that the roads are laid out and constructed in a satisfactory manner.

8 The garages hereby approved shall be retained for the garaging of private motor vehicles associated with the dwellings and ancillary domestic storage and for no other purpose without the prior written permission of the Local Planning Authority.

Reason: To retain adequate off-street parking provision.

9 The areas allocated for parking and turning on the submitted plan shall be laid out and kept clear of obstruction and shall not be used other than for the parking and turning of vehicles in connection with the development hereby permitted.

Reason: In the interests of amenity and highway safety.

10 Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

11 Before the dwellings are first occupied, new resident's welcome packs shall be issued to purchasers which should include information of bus and train timetable information, information giving examples of fares/ticket options, information on cycle routes, a copy of the Travel Better publication, car share, car club information etc. The content of such packs shall have been first approved in writing by the Local Planning Authority.

Reason: In the interests of sustainable development.

12 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 and hours of working.

Reason: To ensure the safe operation of the highway.

13 No development shall be commenced until a 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 a planting specification to include 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.

14 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.

15 No development shall take place until full details of a Wildlife Protection and Enhancement Scheme has been submitted to and approved in writing by the local planning authority. These details shall include

(i) Implementation of the submitted Precautionary Working Method and plans showing location of protective fencing and confirmation that this is in place before works begin; all necessary measures for the protection of bats, badger and nesting birds

(ii) implementation of all recommendations of the submitted ecological reports: Extended Phase 1 Habitat Survey and Daytime Bat Assessment and Survey Of Land Ecosulis April 2010; Phase 2 Ecological Surveys Ecosulis October 2010; Update Bat Surveys Ecosulis August & September 2011; Badger Mitigation Strategy Ecosulis January 2012; Mitigation Strategy Ecosulis January 2012.

(iii) Implementation of the submitted plan showing proposed bat and bird features (Ecosulis January 2012), including incorporation of bat bricks into buildings

(iv) Further incorporation of wildlife habitat and native planting into the landscape and planting scheme, to include management specifications for habitat areas

(v) Details of the proposed bat friendly lighting scheme, including details of any proposed new lighting to adjoining footpaths. These details must clearly demonstrate, using lux level contour plans if appropriate, that there will be no harm to bat foraging activity and commuting routes, and that habitats on site and on adjoining land, including the old railway line, will not be affected by light spill from the development.

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 the occupation of any part of the development.

Reason: To safeguard existing wildlife on the site

16 The development shall be constructed in accordance with the noise mitigation measures detailed in Section 7.0 of the submitted acoustic report.

Reason: To safeguard the amenity of future occupiers.

17 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.

18 No development or other operations shall take place except in complete accordance with the approved Arboricultural Method Statement unless agreed in writing by the local planning authority.

Reason: To ensure that the approved method statement is complied with for the duration of the development.

19 No development shall take place, except for site clearance and levelling works, until final details of the building heights have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter proceed in accordance with the approved details.

Reason: In the interests of preserving the character and appearance of the area.

20 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.

21 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 BHS_91-101 Rev A, -A1, -A2, -B, -C-D1, -D2, -G1, NPA/10488 P 501 Rev G, and Topographical Survey, and related Planning Statement, Design and Access Statement and Heritage Statement, Sequential Test, Construction Method Statement, Arboricultural Method Statement, Extended Phase 1 Habitat Survey, Phase 2 Ecological Survey, Update Bat Surveys, Badger Mitigation Strategy, Mitigation Strategy, Precautionary Method Of Working, Environmental Noise Report Revision B, Landscape Report and Strategy, Transport Statement, Statement of Community Engagement, Archaeological Evaluation, Flood Risk Assessment and Desk Study and Ground Investigation, received by the Council on 2nd March 2012 and drawings numbered BHS_91-102 Rev A, _91-103 Rev A, _00-104 rev A, _91-105 Rev A, _91-106, _91-106.2, _91-108 A, _91-109 A, _91-110 A, _91-111 A, _91-112 A and _91-113 A, received by the Council on 20th March 2012.

REASONS FOR GRANTING APPROVAL

1. The proposed development would represent an improvement on the existing derelict condition of the site, which is harmful to the Conservation Area. The scale, massing, siting, appearance and amount of development is considered to be acceptable and appropriate on the site and will not have an adverse impact on the surrounding Conservation Area. The relationship between the existing dwellings and the proposed dwellings will not result in a significant adverse impact on residential amenity. The siting of the dwellings will not lead to significant pressure for the loss of trees which are important features of the Conservation Area. There is sufficient access and parking for the development so there will not be an adverse impact on highway safety. Conditions can be used to mitigate the impact of the construction. The Sequential test includes evidence of that other sites have been assessed and are not available so is considered to be passed. The badger sett will not be disturbed on site and conditions can mitigate against other potential impacts on wildlife.

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.

IMP.1, D.2, D.4, BH.1, BH.6, BH.7, HG.1, HG.4, HG.7, HG.8, ES.12, NE.1, NE.4m NE.10, NE.14, T.1, T.24, T.25, T.26 of the Bath & North East Somerset Local Plan including minerals and waste policies - adopted October 2007

Planning Obligations Supplementary Planning Document - adopted July 2009

ADVICE NOTE:

Where a request is made to a Local Planning Authority for written confirmation of compliance with a condition or conditions attached to a planning permission or where a request to discharge conditions is submitted a fee shall be paid to that authority. Details of the fee can be found on the "what happens after permission" pages of the Council's Website. Please send your requests to the Registration Team, Planning Services, PO Box 5006, Bath, BA1 1JG. Requests can be made using the 1APP standard form which is available from the Planning Portal at www.planningportal.gov.uk.

This permission is accompanied by a Unilateral Undertaking under Section 106 of the Town and Country Planning Act 1990.

Item No:	05	
Application No:	12/00292/FUL	
Site Location:	53 Minster Way, Bathwick, Bath, Bath And North East Somerset	
Ward: Bathwick	Parish: N/A	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of new detached dwelling in the grounds of the existing house and associated new vehicular access and hardstanding	
Constraints:	Agric Land Class 1,2,3a, Article 4, Conservation Area, Forest of Avon, Hotspring Protection, World Heritage Site,	
Applicant:	Mr Jon Avent	
Expiry Date:	3rd April 2012	
Case Officer:	Alice Barnes	

DECISION REFUSE

1 The proposed dwelling by reason of its siting close to the boundary of the Green Belt will detract from the openness and visual amenity of the Green Belt and is therefore contrary to Policy GB.2 of the Bath & North East Somerset Local Plan including Minerals and Waste policies - adopted October 2007.

2 The proposed development by reasons of its siting will result in overlooking and consequent loss of privacy to the neighbouring dwelling of number 53 Minster Way. The siting and height of the proposed dwelling will result in the development having a dominant and overbearing impact to the neighbouring property of number 55 Minster Way. The proposed development is therefore contrary to Policy D.2 of the Bath & North East Somerset Local Plan including Minerals and Waste policies - adopted October 2007.

3 The proposed development by reason of its siting scale and design is not of a high quality design and does not respond to the local context in terms of appearance, siting, spacing and layout. The proposal therefore fails to preserve the character and appearance of this part of the Conservation Area and would harm the setting of the World Heritage Site. The proposed development is therefore contrary to Policies D.2, D.4. BH.1 and BH.6 of the Bath & North East Somerset Local Plan including Minerals and Waste policies - adopted October 2007.

PLANS LIST:

Site location plan
Proposed plans 01C
Proposed elevations 02C
Existing site plan and section 03

Proposed site plan and section and roof plan 04C
Existing elevations 100A

Item No:	06	
Application No:	11/05320/FUL	
Site Location:	Leaning Pines, Thrubwell Lane, Nempnett Thrubwell, Bristol	
Ward: Chew Valley South	Parish: Nempnett Thrubwell	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of a single storey dwelling following demolition of existing dwelling and associated outbuildings.	
Constraints:	Airport Safeguarding Zones, Agric Land Class 1,2,3a, Forest of Avon, Greenbelt, Water Source Areas,	
Applicant:	Miss V. K. Withers	
Expiry Date:	13th March 2012	
Case Officer:	Victoria Griffin	

DECISION PERMIT

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 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995, as amended, or any order revoking or re-enacting that Order with or without modification, no development falling within Schedule 2, Part 1, Classes A-E of the order shall be carried out at the dwelling hereby permitted.

Reason: The implementation of permitted development rights may harm the openness of the green belt and the appearance of the area.

3 Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2008 the verandah and car port shall not be enclosed and shall remain open as shown on the approved drawings.

Reason: To safeguard the appearance of the building and to protect this part of the Green Belt from inappropriate development.

4 Notwithstanding the approved plans the basement area shall not be used other than for rainwater storage, storage of the ground source heat pump, boiler, hot and cold water storage system and domestic storage.

Reason: To safeguard the appearance of the building and to protect this part of the Green Belt from inappropriate development.

5 Details of the finished floor levels of the suspended floor and basement floor in relation to ground levels shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of work.

Reason: To safeguard the appearance of the building and to protect this part of the Green Belt from inappropriate development.

6 Prior to the commencement of development details of the installation of the Ground Source Heat Pump System (pipework) shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the existing rural landscape of the Green Belt and the existing trees and planting to be retained within the site.

7 The area allocated for parking and turning on the submitted plan shall be kept clear of obstruction and shall not be used other than for the parking and turning of vehicles in connection with the development hereby permitted.

Reason: In the interests of amenity and highway safety.

8 Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway and to accord with the requirements of the Flood and Water Management Act 2010, details of which shall have been first submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

9 Any entrance gates erected shall be hung to open away from the highway only and shall be set back a minimum distance of 5m from the carriageway edge. The area between the edge of the carriageway and the gates shall be properly bound and compacted (not loose stone or gravel) in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety

10 No demolition or construction activities shall take place until an arboricultural method statement with tree protection plan identifying measures to protect the trees and hedging to be retained, has been submitted to and approved in writing by the Local Planning Authority. The statement shall include proposed protection measures during site preparation (including clearance and level changes), during 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, burning, 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 the trees to be retained.

11 No demolition or construction 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.

12 No development shall be commenced until a 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, and to define the limits of the residential curtilage.

13 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.

14 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: The decision relates to the following documents: Location plan, Site photos dated December 2011, 1208.102B, 1208.501B, 1208.103B, 1208.104B, 1208.105B, 1208.106A, 1208.107A, 1208.201B, Flood Risk Statement, Water colour sketch, Sustainable Construction Checklist, Design and Access Statement.

REASONS FOR GRANTING APPROVAL:

1. The proposed development will not have an adverse impact upon the streetscene, the amenity of the surrounding residential occupiers.

There is an extant planning permission on the site for a replacement dwelling; the proposed development is of a higher quality design than that previously approved.

The proposed replacement dwelling is not considered to harm the openness of the Green Belt. The environmental benefits of the renewable and sustainability systems including,

solar panels, ground source heat pump and rainwater harvesting are considered very special circumstances.

Due to the materials, siting and scale the proposal is considered to enhance the character of this rural locality.

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.

D2 - General Design and public realm considerations

D4 - Townscape considerations

HG14 - Replacement dwellings

GB1 - Control of development in the Green Belt

GB2 - Visual amenities of the Green Belt

T24 - General development control and access policy

T26 - On-site parking provision

of the Bath & North East Somerset Local Plan (including minerals and waste policies) 2007.

Bath and North East Somerset Submission Core Strategy (May 2011) is out at inspection stage and therefore will only be given limited weight for development management purposes. The following policies should be considered:

CP6 - Environmental quality

CP8 - Green Belt

DW1 - District-wide spatial Strategy

D.2, D.4, HG.14, GB.2, T.24 and T.26 of the local plan are proposed as saved policies within the submission core strategy.

The National Planning Policy Framework (March 2012) has been considered and does not conflict with the above policies. Paragraph 214 states that for a period of 12 months decision-takers can continue to give full weight to relevant local plan policies adopted since 2004, even if there is a limited degree of conflict with the NPPF. The relevant policies within the NPPF and those of the adopted Local Plan are referred to below in this report

ADVICE NOTE:

Where a request is made to a Local Planning Authority for written confirmation of compliance with a condition or conditions attached to a planning permission or where a request to discharge conditions is submitted a fee shall be paid to that authority. Details of the fee can be found on the "what happens after permission" pages of the Council's Website. Please send your requests to the Registration Team, Planning Services, PO Box 5006, Bath, BA1 1JG. Requests can be made using the 1APP standard form which is available from the Planning Portal at www.planningportal.gov.uk.