

**BATH AND NORTH EAST SOMERSET COUNCIL**

**DEVELOPMENT CONTROL COMMITTEE**

**4th July 2012**

**DECISIONS**

<b>Item No:</b>	1	
<b>Application No:</b>	11/05078/VAR	
<b>Site Location:</b>	Tia Filers Coaches, Wick Lane, Stanton Wick, Bristol	
<b>Ward:</b> Clutton	<b>Parish:</b> Stanton Drew	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Application for Variation of Condition	
<b>Proposal:</b>	Variation of condition 4 of application WC 6174/E to increase number of coaches kept on site from 12 to 20 (Continued use of land as a coach depot on land at Pensford Colliery, Pensford, Bristol)	
<b>Constraints:</b>	Airport Safeguarding Zones, Agric Land Class 1,2,3a, Agric Land Class 3b,4,5, Coal - Standing Advice Area, Forest of Avon, Greenbelt,	
<b>Applicant:</b>	Mr Pat Filer	
<b>Expiry Date:</b>	24th January 2012	
<b>Case Officer:</b>	Mike Muston	

**DECISION**

Application deferred in order to allow the applicant to provide further information regarding routes served by the additional coaches, the size of coaches, the benefits to the local community and the suitability of other available sites for a depot for the additional coaches.

<b>Item No:</b>	2	
<b>Application No:</b>	12/00879/FUL	
<b>Site Location:</b>	Paulton Engine, Hanham Lane, Paulton, Bristol	
<b>Ward:</b> Paulton	<b>Parish:</b> Paulton	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Extension and alteration of existing 3 bed house to provide 2 further bedrooms and dining room and demolition of 1960s single storey bathroom extension; reconstruction of roofless outbuilding to provide garage, workshop & studio over; erection of pair of semi-detached 2-bed holiday cottages; repair of derelict pigsties to provide potting sheds with bat loft; rebuilding of derelict stable; roofing & repair of 2 walls as open woodshed; lean-to greenhouse to replace kennels; rubbish clearance within site and landscape improvements.	
<b>Constraints:</b>	Agric Land Class 1,2,3a, Agric Land Class 1,2,3a, Coal - Standing Advice Area, Coal - Referral Area, Conservation Area, Flood Zone 2, Flood Zone 3, Forest of Avon, Public Right of Way, Sites of Nature Conservation Imp (SN),	
<b>Applicant:</b>	Jonathan & Shelagh Hetreed	

<b>Expiry Date:</b>	22nd June 2012
<b>Case Officer:</b>	Andrew Strange

### DECISION

Application deferred for a site visit to enable the members to see the access to the site and assess the proposed layout in the context of its surroundings.

<b>Item No:</b>	3	
<b>Application No:</b>	12/01653/FUL	
<b>Site Location:</b>	The Beacon, Mount Beacon, Beacon Hill, Bath	
<b>Ward:</b> Lansdown	<b>Parish:</b> N/A	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Erection of new dwelling within existing domestic curtilage with refurbishment of existing garage building	
<b>Constraints:</b>	Agric Land Class 3b,4,5, Article 4, Conservation Area, Forest of Avon, Hotspring Protection, Sites of Nature Conservation Imp (SN), Tree Preservation Order, World Heritage Site,	
<b>Applicant:</b>	Mr & Mrs D Magner	
<b>Expiry Date:</b>	8th June 2012	
<b>Case Officer:</b>	Jonathan Fletcher	

### DECISION

Delegate to permit subject to appropriate conditions to include details of the glazing of the development.

<b>Item No:</b>	4	
<b>Application No:</b>	12/00787/FUL	
<b>Site Location:</b>	Farleigh House, 17 Bath Road, Peasedown St. John, Bath	
<b>Ward:</b> Peasedown St John	<b>Parish:</b> Peasedown St John	<b>LB</b>
<b>Grade:</b>	N/A	
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Change of use of public land to private garden and erection of a palisade fence.	
<b>Constraints:</b>	Agric Land Class 1,2,3a, Coal - Standing Advice Area, Forest of Avon, Housing Development Boundary,	
<b>Applicant:</b>	Mr Chris Fry	
<b>Expiry Date:</b>	1st May 2012	
<b>Case Officer:</b>	Andrew Strange	

### 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 The palisade fence hereby permitted shall be removed from the site within five years of the date of this permission unless agreed otherwise in writing by the Local Planning Authority.

Reason: To safeguard the future appearance of the site and the surrounding area.

3 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.

4 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.

5 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 fences, gates, walls or other means of enclosure shall be erected or placed within the application site without a further planning permission being granted.

Reason: In the interests of the visual amenity and character of the area.

6 The development/works hereby permitted shall only be implemented in accordance with the plans as set out in the plans list below.

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

#### **PLANS LIST:**

This decision relates to the following documents:

- Site Location Plan
- Site Plan (Drawing 1481.02 Rev C)
- Fencing Details (Drawing 1481.34)
- Photographs/Email Trail

## 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 proposed change of use and the erection of the palisade fence, with appropriate conditions, will not harm the appearance of the area and will maintain the safety of the public using the adjoining footpath.

A

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

CF.1 - Protection of land and buildings used for Community Purposes.

D.2 - General Design and public realm considerations.

T.2 - Overarching access policy.

T.3 - Promotion of walking.

T.24 - Development and Access

### 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.

### 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](http://www.planningportal.gov.uk).

<b>Item No:</b>	5	
<b>Application No:</b>	12/01597/FUL	
<b>Site Location:</b>	Breach Farm, Lower Bristol Road, Clutton, Bristol	
<b>Ward:</b> Clutton	<b>Parish:</b> Chelwood	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Erection of a two storey rear extension to enlarge the kitchen and add utility, wc, bedroom with ensuite	
<b>Constraints:</b>	Airport Safeguarding Zones, Agric Land Class 1,2,3a, Coal - Standing Advice Area, Forest of Avon, Greenbelt,	
<b>Applicant:</b>	Mr Stuart Liddle	

<b>Expiry Date:</b>	11th June 2012
<b>Case Officer:</b>	Andrew Strange

**DECISION REFUSE**

1. The proposed extension would, taking into account the previous annex and lobby extensions, represent a disproportionate addition to the original dwelling. It would therefore be inappropriate development in the green belt and would be contrary to saved policies GB.1 and HG.15 of the Bath and North East Somerset Local Plan, including minerals and waste policies, adopted October 2007.

2. The proposed extension, by reason of its height, mass and bulk, would overshadow and have a harmful impact on the outlook of the occupiers of the attached house contrary to Policy D.2 of the Bath and North East Somerset Local Plan, including minerals and waste policies, adopted October 2007.

**PLANS LIST:**

Location Plan

BFB.EXP.001 - As-Existing Plans and Elevations

BFB.PRP.002 - Proposed Plans and Elevations

BFB.BLK.003 - Block and Roof Plan Existing

BFB.BLK.004 - Block and Roof Plan Proposed