

**BATH AND NORTH EAST SOMERSET COUNCIL**

**Development Control Committee**

**29th August 2012**

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

**ITEM 10**

**ITEMS FOR PLANNING PERMISSION**

<b>Item No.</b>	<b>Application No.</b>	<b>Address</b>
01	12/00972/REG04	Town Hall Keynsham

**Errata**

Condition 23 on the agenda should not appear as a condition but should be read immediately after the recommendation and before the list of conditions.

Under consultees, the response from Highways Drainage appears twice. The first appearance should be disregarded and the Conclusions set out below read as conclusions from Highways.

**Consultee Response**

Response received from the Environmental Monitoring Officer, raising no objections to the proposal on air quality grounds. An additional condition is recommended, which is covered as proposed condition 23 below.

**Amendments to conditions**

Discussions have taken place with the applicant's agents, and changes to some of the proposed conditions are now recommended:-

Condition 2 – After “no development shall commence” insert “apart from demolition”.

Condition 8 – Amend to read “A schedule of materials and finishes and samples of the materials to be used in the construction of the external surfaces, including walls, façades and paving materials, shall be submitted to and approved in writing by the Local Planning Authority before the relevant parts of the works are commenced. The development shall thereafter be carried out only in accordance with the details so approved.”

Condition 9 – After “no development shall be commenced” insert “apart from demolition (unless another date or stage in development has first been agreed in writing with the Local Planning Authority)”

New condition 23 – “Prior to the commencement of development, details of a dust management plan (which shall comply with the guidance contained in the BRE Code of Practice on the control of dust from construction and demolition activities) shall be submitted to and approved in writing by the Local Planning Authority. Development shall then only take place in full compliance with the approved dust management plan.”

New condition 24 – “At least 420 square metres gross of the floorspace set aside for town centre uses on the ground floor of the northern-most fronting Bath Hill shall be first occupied as Class A1 retail, as set out in the Town and Country Planning (Use Classes) Order 1987 (as amended).

Reason: In the interests of the vitality and viability of the town centre.”

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<b>Item No.</b>	<b>Application No.</b>	<b>Address</b>
4	12/02734/FUL	Hampton Cottage Tow Path Kennet and Avon Canal Bathampton

Description: **Use of 1no. room of dwelling as a physiotherapy treatment room (retrospective) (resubmission).**

1. Three letters of support and a petition with 157 signatures have been received since the committee report for this application was submitted which reiterate the points made within the representations which had previously been received.
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<b>Item No.</b>	<b>Application No.</b>	<b>Address</b>
6	12/02729/FUL	Sun House Brassknocker Hill

Description: **Erection of a bedroom extension to the west elevation and a conservatory to the east end of the house (amendments to application 99/01228/FUL).**

1. The following comments have been received from the Council's Arboricultural Officer.  
'No trees will be affected by the proposal. I have no further comments to make.'
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