

BATH AND NORTH EAST SOMERSET COUNCIL

DEVELOPMENT CONTROL COMMITTEE

29th August 2012

DECISIONS

Item No:	01	
Application No:	12/00972/REG04	
Site Location:	Town Hall, The Centre, Keynsham, Bristol	
Ward: Keynsham South	Parish: Keynsham Town Council	LB Grade: N/A
Application Type:	Regulation 4 Application	
Proposal:	Erection of new buildings to provide offices, library, one stop shop, retail with associated highway works; new public realm works and landscaping following the demolition of all the buildings currently on site (excluding the multi storey car park, which will be extended)	
Constraints:	Agric Land Class 3b,4,5, City/Town Centre Shopping Areas, Conservation Area, Flood Zone 2, Flood Zone 3, Forest of Avon, Housing Development Boundary,	
Applicant:	Bath & North East Somerset Council	
Expiry Date:	7th June 2012	
Case Officer:	Mike Muston	

DECISION Defer for further discussions. Significant changes in design relating to mono pitch roofs, flat roof on library and materials in consultations with the applicant, the focus group and Officers.

<u>Item No:</u>	<u>02</u>	
Application No:	12/02241/FUL	
Site Location:	28 Uplands Road, Saltford, Bristol, Bath And North East Somerset	
Ward: Saltford	Parish: Saltford	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of a replacement dwelling.	
Constraints:	Agric Land Class 1,2,3a, Forest of Avon, Housing Development Boundary,	
Applicant:	Mrs Lisa Motton	
Expiry Date:	14th August 2012	
Case Officer:	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 Prior to the commencement of the development hereby permitted, detailed proposals for the disposal of surface water shall be submitted to, and approved in writing by, the local planning authority. The development shall not be occupied until provision has been made for the disposal of surface water in accordance with the details so approved.

Reason: In the interests of ensuring a sustainable approach to surface water drainage and to ensure that the proposals for the disposal of surface water do not result in problems on or off site.

3 The area allocated for parking on the submitted plan shall properly bound and compacted (not loose stone or gravel) be kept clear of obstruction and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

Reason: To ensure that sufficient provision is made for off-street parking and in the interests of highways safety.

4 The development hereby permitted shall only be implemented in accordance with the plans in the Plans List below.

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

PLANS LIST: Location Plan, Plan and Elevations – Existing and Proposed – TM1142-02-C, Design and Access Statement

REASONS FOR GRANTING PERMISSION

1. The proposed development responds to its local context and will not cause significant harm to the amenity of existing or future occupiers in the area.

2. The proposed development is in accordance with the development plan, particularly the following saved policies of the Bath and North East Somerset Local Plan:

- HG.4 – Residential development in the settlements
- D.2 – General design and public realm considerations
- D.4 – Townscape considerations
- ES.5 – Foul and surface water drainage
- T.24 – General development control and access policy
- T.26 – On site parking and servicing provision

Item No:	03
Application No:	12/02210/FUL
Site Location:	11 Fairfield View, Ragland Lane, Fairfield Park, Bath
Ward: Lambridge	Parish: N/A LB Grade: N/A
Application Type:	Full Application
Proposal:	Provision of a loft conversion to include the installation of 1no. rear flat dormer and front rooflights.
Constraints:	Agric Land Class 3b,4,5, Forest of Avon, Hotspring Protection, World Heritage Site,
Applicant:	Mr Collins
Expiry Date:	13th July 2012
Case Officer:	Alice Barnes

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 All external walling and roofing materials to be used shall match those of the existing building in respect of type, size, colour, pointing, coursing, jointing, profile and texture.

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

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

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

PLANS LIST:

Existing and proposed plans, sections, elevations, site and location plans 01

REASONS FOR GRANTING APPROVAL

1. The proposed development would not have an adverse impact upon the streetscene or the amenity of the surrounding residential occupiers. Due to the use of matching materials and the siting of the dormer to the rear of the property the proposed development will not cause undue harm to the character and appearance of the surrounding area

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, D4 and Bh.1 of the Bath & North East Somerset Local Plan including minerals and waste policies - adopted October 2007

Item No:	04	
Application No:	12/02734/FUL	
Site Location:	Hampton Cottage, Tow Path Kennett And Avon Canal, Bathampton, Bath	
Ward: Bathavon North	Parish: Bathampton	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Use of 1no. room of dwelling as a physiotherapy treatment room (retrospective) (resubmission).	
Constraints:	Agric Land Class 1,2,3a, Area of Outstanding Natural Beauty, Greenbelt, Water Source Areas,	
Applicant:	Mr Michael Hayward	
Expiry Date:	6th September 2012	
Case Officer:	Jonathan Fletcher	

DECISION PERMIT

1 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: Site location plan, existing floor plan and proposed floor plan received 22 June 2012.

Informative

The applicant should encourage clients to use public transport

REASONS FOR GRANTING APPROVAL

1. The proposed development would not have an adverse impact upon the streetscene or the amenity of the surrounding residential occupiers. The proposed development will not cause harm to the openness of the Green Belt. The proposed development is served by public transport. The proposed development will not result in a harmful increase in car journeys to the local area.

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

A.

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

Item No:	05	
Application No:	12/02496/FUL	
Site Location:	7 Bay Tree Road, Fairfield Park, Bath, Bath And North East Somerset	
Ward: Walcot	Parish: N/A	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Provision of loft conversion to include side and rear dormers and front rooflights (revised resubmission).	
Constraints:	Agric Land Class 3b,4,5, Forest of Avon, Hotspring Protection, World Heritage Site,	
Applicant:	Mr Darren Collis	
Expiry Date:	2nd August 2012	
Case Officer:	Chris Griggs-Trevarthen	

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 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: Existing and proposed plans, sections, elevations, site and location plans – 01B

REASON FOR APPROVAL

The proposed dormer windows, due to their size, siting, massing and design will not harm the character or appearance of the existing building or the surrounding area in accordance with policies D.2 and D.4 of the Bath and North East Somerset Local Plan including minerals and waste policies – adopted October 2007

Item No:	06
Application No:	12/02729/FUL
Site Location:	Sun House, Brassknocker Hill, Claverton Down, Bath
Ward: Combe Down	Parish: N/A LB Grade: N/A
Application Type:	Full Application
Proposal:	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).
Constraints:	Agric Land Class 1,2,3a, Area of Outstanding Natural Beauty, Greenbelt, Hotspring Protection, Sites of Nature Conservation Imp (SN), Tree Preservation Order, World Heritage Site,
Applicant:	Mr & Mrs Christopher Mackenzie
Expiry Date:	10th September 2012
Case Officer:	Jonathan Fletcher

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 three outbuildings shown to be demolished on drawing ref: 189.P.001 P1 shall be removed from the site within 3 months of date of this decision unless otherwise agreed by the Local Planning Authority. When each building is removed the land on which it stood and the immediate surrounding area shall be reinstated in accordance with the approved landscaping scheme in the next planting season following such removal.

Reason: The retention of the outbuildings would have an adverse impact on the openness of the green belt.

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

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

PLANS LIST: 189.S.001 P1 and 189.S.002 P1 received 16 July 2012.: 189.P.101 P1, 189.P.102 P1, 189.P.103 P1, 189.P.201 P1, 189.P.202 P1, 189.P.301 P1, 189.P.302 P1 and 189.P.001 P1 received 23 June 2012.

REASONS FOR GRANTING APPROVAL

1. The proposal would preserve the openness of the green belt and the character of the surrounding area. The proposal would not affect the wider landscape of the AoNB. The proposal would not have an adverse impact on highway safety.

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

GB.1, GB.2, HG.15, T.24, NE.2, NE.9, BH.1, D.2 and D.4 of the Bath & North East Somerset Local Plan including minerals and waste policies - adopted October 2007.

Item No:	07	
Application No:	12/01857/FUL	
Site Location:	Bubblers Dytch, High Street, Wellow, Bath	
Ward: Bathavon South	Parish: Wellow	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of 2no detached two storey houses with attached garages following demolition of existing single storey house.	
Constraints:	Agric Land Class 1,2,3a, Area of Outstanding Natural Beauty, Greenbelt, Housing Development Boundary,	
Applicant:	Hesketh Ventures Ltd	
Expiry Date:	24th July 2012	
Case Officer:	Tessa Hampden	

DECISION REFUSE

1 The proposed development is considered to be of an inappropriate design. The high wall is considered to be out of keeping with the character of the area. Further the glazing element to the south elevation is considered to form a large prominent incongruous element when seen across the valley. The development is therefore considered to be contrary to Policies D2 and D4 of the Bath and North East Somerset Local Plan (including minerals and waste) adopted October 2007

2 The proposed development is considered to represent the overdevelopment of the site with the narrowness of the gap between the buildings being considered to be inappropriate. The development is therefore considered to be contrary to Policies D2 and D4 of the Bath and North East Somerset Local Plan (including Minerals and waste) adopted October 2007

PLANS LIST:

Plans 189/P01A to 5A received 16th July 2012, 189P06-11, 189/SP date stamped 25th April 2012, MH2010/1 date stamped 29th May 2012 and Design and Access Statement date stamped 26th April 2012