

<b>Item No:</b>	01
<b>Application No:</b>	13/01780/EOUT
<b>Site Location:</b>	Former Cadbury Factory, Cross Street, Keynsham, BS31 2AU
<b>Ward:</b> Keynsham North	<b>Parish:</b> Keynsham Town Council <b>LB Grade:</b> N/A
<b>Application Type:</b>	Outline Application with an EIA attached
<b>Proposal:</b>	Hybrid planning application for the mixed use development of the former Cadburys Factory site, Somerdale, Keynsham (including part demolition of existing buildings) comprising:
	a) Outline application for up to 430 dwellings, 60 bed care home (C2 use) primary school (D1 use) local centre to include creche and medical facility (D1 use) and retail (A1, A3, A4, A5 uses) cafe/restaurant (A3 use) and associated roads, infrastructure (including flood protection measures), landscaping, new wildlife areas, open space and cycle/footways. All matters except Access reserved.
	b) Detailed application for the erection of 157 dwellings, change of use of Block A for up to 113 apartments, highway works at Somerdale Road/Station Road, social and sports pavilion (new Fry Club), new sports pitches, relocation of groundsmans hut, alterations to factory buildings B and C for employment use (B1) leisure (D2 uses) and retail (A3, A4 and A5 uses) including use of existing basements for car parking and associated surface level parking, access roads, landscaping and associated infrastructure, engineering works to Chandos Road and associated landscaping, extension to station overspill car park, surface water attenuation pond and outfall to the River Avon.
<b>Constraints:</b>	Agric Land Class 1,2,3a, Agric Land Class 1,2,3a, Agric Land Class 3b,4,5, British Waterways Major and EIA, British Waterways Minor and Householders, Coal - Standing Advice Area, Flood Zone 2, Flood Zone 3, Forest of Avon, General Development Site, Greenbelt, Housing Development Boundary, Listed Building, Regionally Important Geological Site RIG, Protected Recreational, Land of recreational value, Sites of Nature Conservation Imp (SN), Tree Preservation Order,
<b>Applicant:</b>	Taylor Wimpey UK Limited
<b>Expiry Date:</b>	29th August 2013
<b>Case Officer:</b>	Gwilym Jones

**DECISION** Authorise the Development Manager to permit subject to conditions and a Section 106 Agreement.

#### REASONS FOR GRANTING PERMISSION

The decision to recommend approval has taken account of relevant policies set out in the Development Plan and approved Supplementary Planning Documents, and the National Planning Policy Framework. The decision has also been taken into account other material considerations including emerging local planning policy and the responses from statutory consultees and those from other interested parties including local residents.

The proposals are in general conformity with Policy KE2 in the Draft Core Strategy and the redevelopment of the site for up to 700 dwellings, up to 11,150m<sup>2</sup> of B1 space, leisure and community uses including a new school and replacement of the existing Fry Club is considered an appropriate mixed-use development of the site.

The proposal will result in an increase in peak hour traffic on the local road network and an increase in journey times however it has been demonstrated that this will not have a significant detrimental effect on the operation of local junctions. Mitigation is proposed to address local highway impacts and to promote sustainable forms of travel and will be secured by conditions and legal agreement.

The layout and design of the proposed buildings covered by the detailed planning application are considered acceptable and will not result in significant harm to neighbouring amenity. The scale, density and land use principles set out in the parameter plans for the outline application are considered appropriate for the site and controls can be imposed to secure acceptable details at reserved matters stage. The development will result in the loss of heritage assets of regional and local importance however on balance reuse of buildings to be retained is considered to be an acceptable approach. The development will safeguard historic assets of national importance.

The proposal provides a mix of housing types and sizes including affordable housing that is provided at a level commensurate with the overall viability of the development. The design and location of the affordable housing is considered acceptable and will be secured through legal agreement.

The development locates more vulnerable land uses within Flood Zone 1 and with mitigation and compensation works will not increase overall flood risk. The site's ecological resources have been surveyed and assessed and it appropriate mitigation has been identified to safeguard European and nationally protected species.

The proposal will result in the relocation and re-provision of existing sports facilities on the site. It is considered that the overall quantity and quality of provision is acceptable.

The proposed development is in general accordance with Policies IMP.1, D.2, D4, ET.1, ET.3, CF.2, CF.3, CF.5, CF.6, SR.1A, S9, ES.2, ES.5, ES.10, ES.15, HG.1, HG.4, HG.7, HG.8, WM.4, GDS.1, GB.1, GB.2, NE.1, NE.4, NE.9, NE.10, NE.11, NE.12, NE.15, BH.5, BH.11, BH.12, T.1, T.3, T.5, T.6, T.8, T.24, T.25 and T.26 of the Bath & North East Somerset Local Plan (including minerals and waste policies) 2007.

<b>Item No:</b>	02
<b>Application No:</b>	13/01914/FUL
<b>Site Location:</b>	Elm Tree Inn Unoccupied Premises, Wells Road, Westfield, Radstock
<b>Ward:</b> Westfield	<b>Parish:</b> Westfield <b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application
<b>Proposal:</b>	Construction of 14 new dwellings comprising three 3-bedroom houses, seven 2-bedroom houses, two 2-bedroom apartments and two 1-bedroom apartments
<b>Constraints:</b>	Agric Land Class 3b,4,5, Coal - Standing Advice Area, Forest of Avon,
<b>Applicant:</b>	E G Carter & Curo Places Ltd
<b>Expiry Date:</b>	14th August 2013
<b>Case Officer:</b>	Mike Muston

**DECISION** Authorise the Development Manager to permit subject to conditions and a Section 106 Agreement.

**PLANS LIST:**

Drawing 3615/003 Rev H, received 13 August 2013

Drawings 3615/006 Rev C, 009 Rev C, 017 Rev B, received 23 May 2013

Drawings 3615/021, 557/7041/1, received 15 May 2013

Drawings 3615/004 Rev B, 005 Rev B, 007 Rev B, 008 Rev B, 9588-0050 REV B, received 3 May 2013

**INFORMATIVE**

This permission is accompanied by an agreement under Section 106 of the Town and Country Planning Act 1990.

**DECISION TAKING STATEMENT**

In determining this application, the Local Planning Authority has complied with the aims of paragraphs 186 and 187 of the National Planning Framework. Pre-application advice was sought and provided and amendments made to the proposals. For the reasons given, a positive view of the revised submitted proposals was taken and permission was granted subject to a legal agreement.

<b>Item No:</b>	03	
<b>Application No:</b>	13/02097/FUL	
<b>Site Location:</b>	16 Southstoke Road, Combe Down, Bath, Bath And North East Somerset	
<b>Ward:</b> Combe Down	<b>Parish:</b> N/A	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	First floor extension over existing property resulting in two storey dwelling. Two storey rear extension and two no. single storey side extensions.	
<b>Constraints:</b>	Agric Land Class 3b,4,5, Forest of Avon, Hotspring Protection, World Heritage Site,	
<b>Applicant:</b>	Mr And Mrs Rose	
<b>Expiry Date:</b>	12th July 2013	
<b>Case Officer:</b>	Tessa Hampden	

**DECISION** Defer consideration to allow members to visit the site.