

BATH AND NORTH EAST SOMERSET COUNCIL

DEVELOPMENT CONTROL COMMITTEE

15th January 2014

SITE VISIT DECISION

Item No:	001	
Application No:	13/03835/FUL	
Site Location:	Proposed Development Site, King George's Road, Twerton, Bath	
Ward: Westmoreland	Parish: N/A	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of 11 houses and 10 flats following the demolition of half of an existing apartment building.	
Constraints:	Agric Land Class 3b,4,5, Allotments, Forest of Avon, Hotspring Protection, World Heritage Site,	
Applicant:	Curo Places Ltd.	
Expiry Date:	19th December 2013	
Case Officer:	Mike Muston	

DECISION REFUSE

1 The proposed ramped access to the site is inadequate to serve the level of development proposed and the applicant has not submitted an adequate assessment of pedestrian and vehicular movements in the area to demonstrate that there will be no detriment to highway and pedestrian safety. This is contrary to policy T.24 of the Bath and North East Somerset Local Plan, including minerals and waste policies, adopted October 2007.

2 The proposed development, which involves the loss of an undeveloped site, would result in the over development of the site to the detriment of the character and appearance of the area, contrary to policies D.2 and D.4 of the Bath and North East Somerset Local Plan, including minerals and waste policies, adopted October 2007.

3 The use of the proposed access ramp would be detrimental to the residential amenity of the occupiers of No's 1, 7 and 8 King George's Road contrary to policy D.2 of the Bath and North East Somerset Local Plan, including minerals and waste policies, adopted October 2007.

PLANS LIST:

This decision relates to drawings LP(90)001 Rev A, P(00)001, 002, 003, 004 Rev B, 005, 006, LP(90)001, IMA-13-017/009 Rev C, 010 Rev A and 011A Rev A received 6th September 2013, LP(90)003 Rev D received 22nd November 2013 and LP(90)004 Rev C and 002 Rev E received 9th January 2014.

DECISION TAKING STATEMENT

In determining this application the Local Planning Authority considers it has complied with the aims of paragraphs 186 and 187 of the National Planning Framework. Notwithstanding the Officer recommendation to permit, Members of the Development Control Committee have visited this site and considered the issues surrounding this application and concluded that the proposal is unacceptable for the reasons given.