

Bath & North East Somerset Council

MEETING: **Development Control Committee**

MEETING DATE: **12th February 2014**

AGENDA
ITEM
NUMBER

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RESPONSIBLE OFFICER: Lisa Bartlett, Development Manager, Planning & Transport Development (Telephone: 01225 477281)

TITLE: **APPLICATIONS FOR PLANNING PERMISSION**

WARDS: ALL

BACKGROUND PAPERS:

AN OPEN PUBLIC ITEM

BACKGROUND PAPERS

List of background papers relating to this report of the Development Manager, Planning and Transport Development about applications/proposals for Planning Permission etc. The papers are available for inspection online at <http://planning.bathnes.gov.uk/PublicAccess/>.

- [1] Application forms, letters or other consultation documents, certificates, notices, correspondence and all drawings submitted by and/or on behalf of applicants, Government Departments, agencies or Bath and North East Somerset Council in connection with each application/proposal referred to in this Report.
- [2] Department work sheets relating to each application/proposal as above.
- [3] Responses on the application/proposals as above and any subsequent relevant correspondence from:
 - (i) Sections and officers of the Council, including:
 - Building Control
 - Environmental Services
 - Transport Development
 - Planning Policy, Environment and Projects, Urban Design (Sustainability)
 - (ii) The Environment Agency
 - (iii) Wessex Water
 - (iv) Bristol Water
 - (v) Health and Safety Executive
 - (vi) British Gas
 - (vii) Historic Buildings and Monuments Commission for England (English Heritage)
 - (viii) The Garden History Society
 - (ix) Royal Fine Arts Commission
 - (x) Department of Environment, Food and Rural Affairs
 - (xi) Nature Conservancy Council
 - (xii) Natural England
 - (xiii) National and local amenity societies
 - (xiv) Other interested organisations
 - (xv) Neighbours, residents and other interested persons
 - (xvi) Any other document or correspondence specifically identified with an application/proposal
- [4] The relevant provisions of Acts of Parliament, Statutory Instruments or Government Circulars, or documents produced by the Council or another statutory body such as the Bath and North East Somerset Local Plan (including waste and minerals policies) adopted October 2007

The following notes are for information only:-

- [1] "Background Papers" are defined in the Local Government (Access to Information) Act 1985 do not include those disclosing "Exempt" or "Confidential Information" within the meaning of that Act. There may be, therefore, other papers relevant to an

application which will be relied on in preparing the report to the Committee or a related report, but which legally are not required to be open to public inspection.

- [2] The papers identified or referred to in this List of Background Papers will only include letters, plans and other documents relating to applications/proposals referred to in the report if they have been relied on to a material extent in producing the report.
- [3] Although not necessary for meeting the requirements of the above Act, other letters and documents of the above kinds received after the preparation of this report and reported to and taken into account by the Committee will also be available for inspection.
- [4] Copies of documents/plans etc. can be supplied for a reasonable fee if the copyright on the particular item is not thereby infringed or if the copyright is owned by Bath and North East Somerset Council or any other local authority.

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ITEM NO.	APPLICATION NO. & TARGET DATE:	APPLICANTS NAME/SITE ADDRESS and PROPOSAL	WARD:	OFFICER:	REC:
01	13/04975/OUT 19 February 2014	Charles Church Severn Valley & Edward Ware Homes Ltd Parcel 3567, Stitchings Shord Lane, Bishop Sutton, Bristol, Outline planning application for a residential development of up to 32 dwellings and associated infrastructure.	Chew Valley South	Daniel Stone	Delegate to PERMIT
02	13/02728/OUT 21 August 2013	Keynsham Property Developments Ltd Milford Head, Stitchings Shord Lane, Bishop Sutton, Bristol, Bath And North East Somerset Demolition of existing buildings and redevelopment of the site to provide 9no. dwellings (Outline with all matters reserved except access). (Resubmission of 12/05599/OUT)	Chew Valley South	Daniel Stone	Delegate to PERMIT
03	13/03562/OUT 29 November 2013	Mr E Bruegger Parcel 3300, Temple Inn Lane, Temple Cloud, Bristol, Development of the site for residential purposes (approximately 70 dwellings), with associated public open space, landscaping and parking. Primary vehicular access from Temple Inn Lane to be determined, (internal access, layout, scale, appearance and landscaping reserved for subsequent approval).	Mendip	Daniel Stone	Delegate to PERMIT
04	13/04456/FUL 30 December 2013	Red Oak Taverns Limited Temple Inn, Main Road, Temple Cloud, Bristol, Bath And North East Somerset Mixed use development comprising a 10 bed letting rooms building, 9 residential dwellings, and renovation of the existing public house	Mendip	Heather Faulkner	Delegate to PERMIT

05	13/04457/LBA 30 December 2013	Red Oak Taverns Limited Temple Inn, Main Road, Temple Cloud, Bristol, Bath And North East Somerset Mixed use development comprising a 10 bed letting rooms building, 9 residential dwellings, and renovation of the existing public house	Mendip	Heather Faulkner	CONSENT
06	13/04515/FUL 30 January 2014	Curo Empty Radco Furniture Warehouse, Waterloo Road, Radstock, BA3 3EP, Demolition of former Co-op Homemaker store to facilitate the erection of 13no. dwellings with associated works.	Radstock	Mike Muston	Delegate to PERMIT
07	13/04514/FUL 25 December 2013	Curo Group Empty Co-op Premises, High Street, High Littleton, Bristol, Erection of 9 no. residential units, together with associated car parking, highway works and landscaping following demolition of former Co-op store building	High Littleton	Mike Muston	Delegate to PERMIT
08	13/04234/EFUL 12 March 2014	Deeley Freed (Penhalt) Ltd Car Park, Sawclose Car Park, City Centre, Bath, Erection of hotel (C1), 2no restaurants (A3) and casino (Sui Generis), alteration works to listed buildings (Gala Bingo Club, Market and Bluecoat House boundary walls) and associated hard landscaping works following the demolition of unlisted buildings (former clinic, former weighbridge kiosk, Regency Garage and 1-2 Bridewell Lane)	Abbey	Sarah James	Delegate to PERMIT
09	13/04218/LBA 27 November 2013	Deeley Freed (Penhalt) Ltd Car Park, Sawclose Car Park, City Centre, Bath, Alterations to Gala Bingo Club comprising: demolition of north and east extensions; removal of internal balcony/gallery, paybox, toilets and platform lift; internal structural alterations including construction of new concrete floors at first floor level supported on new columns; associated works. Alterations to the Market comprising: removal of rear walls, lobby, bar and canopy, partition walls and staircases; structural alterations including new walls, timber floors at first and second floor, stairs and lift; fire protection works; associated works. Alterations to Bluecoat House boundary walls comprising: substantial removal of west and east walls, removal of north wall.	Abbey	Sarah James	Delegate to CONSENT

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13/04303/FUL
13 December 2013

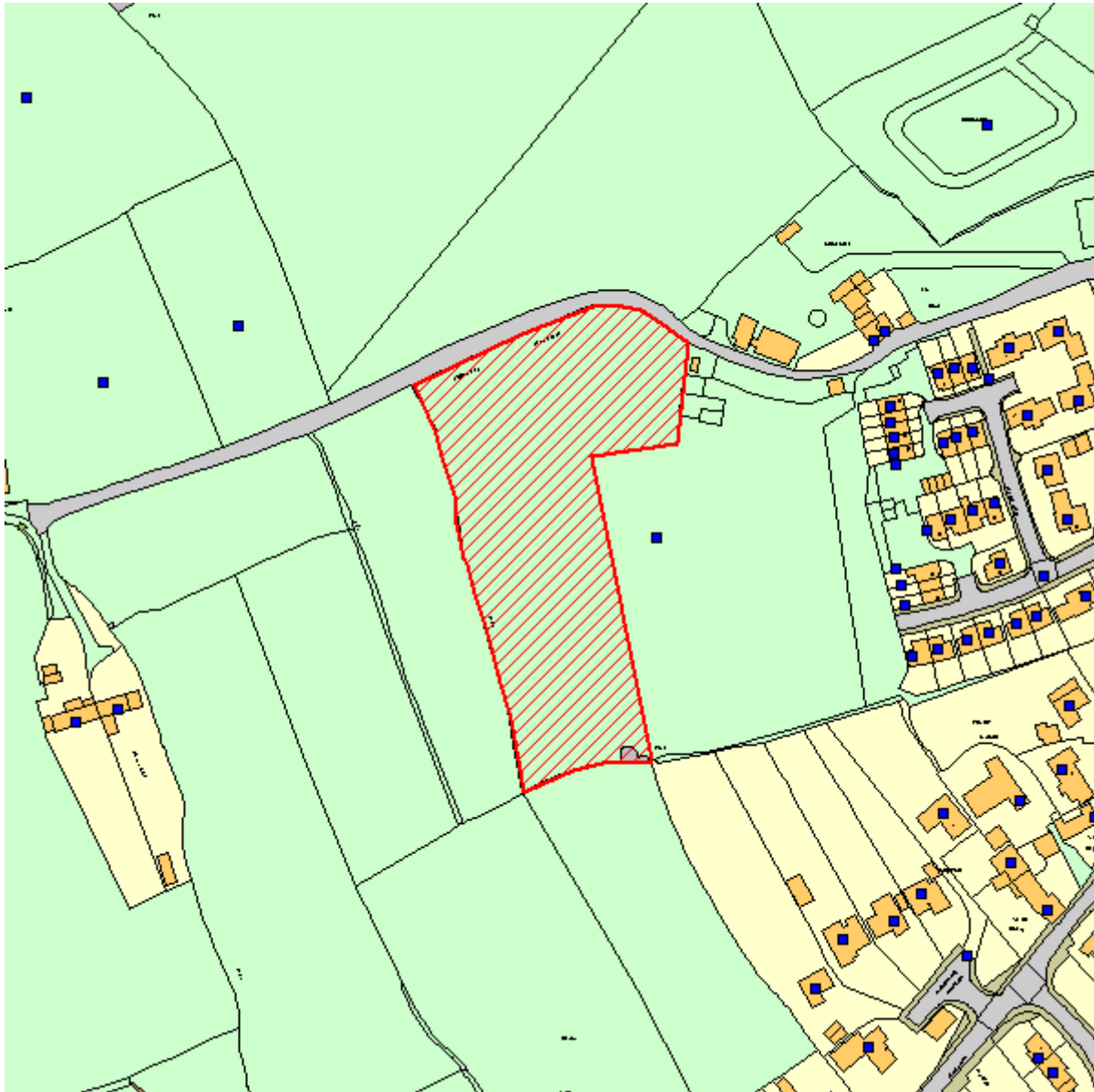
Mr Jonathan Cowley
22 Rotcombe Vale, High Littleton,
Bristol, Bath And North East Somerset,
BS39 6LA
Erection of a two storey 3no. bedroom
house in front garden.

High
Littleton

Daniel Stone PERMIT

**REPORT OF THE DEVELOPMENT MANAGER OF PLANNING AND TRANSPORT
DEVELOPMENT ON APPLICATIONS FOR DEVELOPMENT**

Item No: 01
Application No: 13/04975/OUT
Site Location: Parcel 3567 Stitchings Shord Lane Bishop Sutton Bristol



Ward: Chew Valley South **Parish:** Stowey Sutton **LB Grade:** N/A
Ward Members: Councillor V L Pritchard
Application Type: Outline Application
Proposal: Outline planning application for a residential development of up to 32 dwellings and associated infrastructure.
Constraints: Airport Safeguarding Zones, Agric Land Class 1,2,3a, Coal - Standing Advice Area, Coal - Referral Area, Forest of Avon, Greenfield site, Water Source Areas,

Applicant:	Charles Church Severn Valley & Edward Ware Homes Ltd
Expiry Date:	19th February 2014
Case Officer:	Daniel Stone

REPORT

At the request of Councillor Vic Pritchard and with the agreement of the Chair the application is to be considered by Committee as the site is located outside the Housing Development Boundary.

DESCRIPTION OF THE SITE AND APPLICATION

The application site consists part of an agricultural field located on the western edge of Bishop Sutton, the remainder of the field having already had planning permission granted for residential development, subject to the completion of a legal agreement (reference 12/04238/OUT relates).

The site lies between the built up area of Bishop Sutton and Chew Valley Lake which is approximately 450 metres to the west of the site. To the west and south the field is bounded by agricultural fields and gardens, to the east by a relatively recent residential estate (the Cappards Road development) and to the north by Stitchings Shord Lane, a narrow rural lane.

The site is located outside the Housing Development Boundary, which passes along the western boundary of the Cappards Lane Development. In terms of other designations, the site falls within the Chew Valley Water Source Protection Area, and within Flood Zone 1. The site is located outside of the Green Belt and Mendips Area of Outstanding Natural Beauty, the boundaries of which run along Stitching Shord Lane to the north of the site.

The site slopes gradually from the Cappards Road development in the direction of Chew Valley lake and is drained by a drainage ditch on the southern boundary of the site. This also takes surface water from the adjoining Cappards Road development and discharges towards Chew Valley Lake. A public right of way crosses the site from Stitchings Shord Lane and emerges onto Wick Road opposite the primary school.

Outline consent is sought for the erection of 32 dwellings. The application seeks consent for the means of access, but the Appearance, Layout, Landscaping and Scale of development proposed are reserved matters. This means that the Council is considering the principle of 32 dwellings being erected on the site, and issues connected with the proposed access arrangements, but all other issues to be considered by means of a subsequent planning application for the "reserved matters".

Issues connected with planning obligations do however need to be considered at this stage.

EIA SCREENING

As the proposal relates to a site that exceeds the 0.5ha threshold under the second column of Schedule 2 of the EIA Regulations 2011 an EIA screening opinion is required. In accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations, 2001, an EIA screening was carried out and the applicant was formally notified of the decision.

The EIA screening opinion concluded that the proposed development at 32 dwellings falls well below the threshold of 1000 dwellings and at 1.13 ha is under the threshold of 5ha and that the significance of the impact of the development would be localised. Additionally, the site is not in a sensitive location in the terms defined in the EIA regulations.

The EIA regulations advise that in considering whether Environmental Impact Assessment should be required consideration should be given to whether an individual planning application should in-fact be considered as part of a larger project. It is now clear that this application is the second phase of a larger development project, the first phase comprising planning application 12/04238/OUT for 35 dwellings, and that these two applications should be considered together in determining whether EIA is required.

Based on an assessment of the relevant regulations and guidance it is considered that the proposed development (even considered together with application 12/04238/OUT) is not classified as EIA Development.

RELEVANT PLANNING HISTORY:

Cappards Lane Estate:

00/01871/FUL - Erection of 39 dwellings and new access (revised scheme), Cappards Farm, Wick Road - approved 22.11.2000

99/03128/FUL - Demolition of existing buildings and redevelopment of site to provide 39 houses, garages, access roads, play area and landscaping, Cappards Farm Wick Road - approved 12.04.2000

Adjoining site (eastern part of field)

12/04238/OUT - Erection of 35no. dwellings and associated infrastructure. - Resolution to approve - 13.03.13 - Pending completion of S.106 legal agreement.

Elsewhere in Bishop Sutton

12/05279/FUL - Erection of 41 dwellings, Wick Road, Bishop Sutton. Refused April 2013. Appeal allowed September 2013.

13/02728/OUT - Erection of 9 dwellings, Milford Head, Bishop Sutton. Pending.

SUMMARY OF CONSULTATIONS/REPRESENTATIONS CONSULTATION

Consultation letters were sent out to 84 adjoining properties, a press notice was displayed and Parish Council were consulted. To date 47 letters of objection have been received raising in summary, the following issues

Principle of development

- o The site is a greenfield agricultural site, located outside the Development boundary and should be rejected on these grounds. There is a recent precedent for this in respect of Curo's application to build 36 homes in Clutton. (Officer note: the application was refused by the Council but the application was appealed and the appeal was allowed, enabling the development to go ahead.)
- o Planning permission has already been granted for 35 dwellings on the adjoining site and 41 dwellings at The Batch. These three applications would increase the size of Bishop Sutton by 22.6%. The level of growth is excessive, exceeding the level envisaged in the Core Strategy (which allowed 50 dwellings over the next 16 years) and vastly exceeding the Parish Council's target of 2 - 3 homes per year.
- o The application is premature, pending the adoption of the Core Strategy and Place-making Plan
- o The site is an unsustainable and car dependent location for additional development. The site is in the countryside, on the edge of a rural settlement with few facilities and an infrequent bus service. There are minimal jobs in the Chew Valley; most jobs are in Bristol, Bath or Weston-super-Mare.
- o There has to be a point at which it must be argued that this level of new housing is unsustainable in such a rural location with poor facilities.
- o The land adjacent to The Batch has already been identified by B&NES as having potential for development and is preferable to this site.
- o The small number of objections is not illustrative of support for the process but disillusionment with the consultation process, regarding it as a waste of time.
- o Object to the loss of agricultural land - the site is not redundant.
- o It would be preferable if the land adjacent to The Batch were to be developed, being further from the lake, better drained and with better access.

Landscape Impacts / Design issues

- o Impact on the setting of the AONB
- o Development is getting too close to Chew Valley Lake.
- o The combined size of this development and the adjoining consent (12/04238/OUT) would be out of scale with the rest of the village. Approval of this development would mean that the overall size of the Cappards Farm development would be in excess of 120 homes.
- o The site is within a Avon Woodland Protection Area where development must respect the existing and developed woodland setting. The illustrative details do not demonstrate compliance with this requirement.

Traffic / Highway safety / Transport

- o The access from Wick Road is unsafe, as its very close to the primary school, where parents drop off and pick up children, obscuring visibility.
- o Cappards Road, (the access road) and Stinchings Shord Lane are too narrow and congested to accept additional traffic safely. The two developments would result in approximately 140 additional cars using Cappards Road each day.
- o The additional traffic from the development would endanger children at the play area at the entrance to Cappards Road.
- o Insufficient parking in Cappards Road. The majority of homes only have 1 parking space.
- o Lengthening Cappards Road will mean cars will reach higher speeds before meeting the play park area.
- o The current bus service is limited with only 1 bus into Bristol in the morning
- o There does not appear to be enough room for waste collection vehicles to drive into the development and turn around. Can tracking be submitted to demonstrate this is possible, without vehicles having to reverse the length of the development?

Infrastructure

- o There is inadequate capacity at the school. If the application is approved, the development should make contributions to finance additional facilities.
- o The Education comments underestimate the effect on the school. Expansion of the school roll can only be accommodated by increasing the number of classrooms and the levy from new development will come too late to resolve existing problems.
- o There is also a shortage of child-minders in the area.
- o Will the development pay to upgrade the phone line between Bishop Sutton and the Chew Magna exchange? At present, internet access is too limited to support reliable home working. Fibre optic broadband is needed, but BT have no plans to install it. The development would increase internet traffic and further reduce speed.

Flooding

- o The site is underlain with clay and is vulnerable to flooding. How will the drainage ditches be maintained? The additional hard surfaced areas will increase runoff.
- o The Flood Risk Assessment ignores runoff from fields and storm drains (which occurs at least once a year).

- o Object to the proposed flats

Ecology

- o The site is of value. We have seen foxes, frogs, bats, deer, wood peckers, grass snakes and buzzards and the site is an assembly point for flocks of migrating House Martins

Amenity Impacts

- o Loss of view (Officer note: this is not a material planning consideration)

- o Overlooking of properties that back onto the site.
- o Increase in noise from traffic.
- o Impact on outlook from the dwellings in Rushgrove Gardens

Other

- o The development should be supported by an Environmental Statement.
- o Impact on house values (this is not a material planning consideration)
- o The site is unsafe due to shallow coal mine works as highlighted by The Coal Authority.
- o The development should be accompanied by an Environmental Statement.
- o The alignment of most of the properties with easterly or westerly facing roofs will reduce the efficiency of solar heating / solar pv

HIGHWAYS DEVELOPMENT CONTROL - No objection subject to conditions

In terms of the principle of residential development, the land sits outside the previous housing development boundary of Stowey-Sutton, however it has been demonstrated (through the consideration of the adjacent development) that the area is within convenient distances of local facilities and alternative travel options, and therefore that the development is not contrary to national and local sustainability policy.

Cappards Road is 5.5m wide with a 2.0m wide footway on at least one side. It currently serves 52 dwellings, and the recently consented scheme will increase this to a total of 88 dwellings. The most up-to-date design advice is not prescriptive about road widths stating that these should reflect the context of the street and its environment. However previous advice (albeit now superseded by the advice quoted above) states that roads of the dimensions of Cappards Road have capacity for up to 300 dwellings. This new development would result in a total of 120 dwellings and I am therefore of the view that the access is appropriate.

I am conscious of local concerns in this respect, however in terms of policy I could not suggest that the impact of the increased traffic would be "severe", which are the grounds on which NPPF states that refusal must be based.

While on-street parking currently occurs, there is no evidence to suggest that this has led to road-safety or capacity problems. In addition, an element of on-street parking can act as a traffic-calming feature.

It has been demonstrated that the junction of Cappards Road with Wick Road is also of an appropriate standard, with the required level of visibility. There are no recorded casualty accidents relating to the use of this junction.

PLANNING POLICY

In the emerging B&NES Core Strategy (2011-2019), Temple Cloud has been identified as a RA1 settlement as it has three key facilities and a daily public transport service. RA1 settlements will receive approximately 50 dwellings over the Plan period.

The National Planning Policy Framework (NPPF) (2012) has a 'presumption in favour of sustainable development' (para. 14) which means that where housing policies are out of date (as they are in B&NES) development should be permitted unless the adverse impacts of development would significantly and demonstrably outweigh the benefits or specific policies in the NPPF indicate development should be restricted.

As this is outline planning permission and as the Council cannot demonstrate a five year supply of housing land against an adopted Plan, therefore, presumption in favour of sustainable development applies. I note that the application is on greenfield land and therefore I would like to refer to the comments of the Landscape Officer on any significant harm that could outweigh any benefits.

EDUCATION - No objection subject to educational contributions being provided as follows:

- Youth Services provision places - 2.74 places at a cost of £3,655.16
- Primary age pupil places - 8.50 places at a cost of £110,435.57
- Total contribution sought of £114,090.73

The village of Bishop Sutton is currently experiencing underlying population growth, attributed partly to past housing development in the village which is now estimated to be reaching full occupation. There have also recently been several previously approved new housing developments in Bishop Sutton. As a result, Bishop Sutton Primary school which is the school that serves primary age children living in the village and the surrounding rural area has seen increasing numbers on roll and this pattern is expected to continue over the coming years.

Recent numbers on roll have been as follows: October 2011 = 123, October 2012 = 127, October 2013 = 136.

The school is already currently over capacity in some year groups and close to capacity in others with pupil numbers projected to continue to increase, so that by 2017 the school is projected to be over capacity in all year groups.

As a result, none of the children calculated to be generated by this development will be able to be accommodated at the school within its current capacity and the Council would be unable to meet its statutory duty to provide a school place for every child that requires one. A developer contribution is therefore required in order to expand the primary school sufficiently so that the children generated by this development can be accommodated.

The school will need to be expanded from its current size, which is a school with a Planned Admission Number of 21 and a Net Capacity of 147. This will require additional classroom space to be provided. Additional ancillary accommodation such as storage space, circulation space and toilets may also be required to enable the school to function efficiently with the increased numbers on roll. The developer contribution sought represents the appropriate pro-rata contribution to this new accommodation, related specifically to this development.

The contribution to youth services applies to all new houses of 2 beds or more as existing provision in Bath and North East Somerset is sufficient to meet the needs of the current

population only. The contribution would be used to provide suitable locally accessible services for the young people aged 13-19 generated by the development.

PARKS - No objection subject to the contributions being made towards the provision of formal green space and allotment provision

Formal green space provision:

Land purchase: £5,098.50

Construction costs: £40,582.00

Annual maintenance: £59,628.90 (NB - In the event that the developer opts to maintain the proposed on-site provision themselves, in perpetuity, this element of the contribution would be reduced to £43,558.70)

Allotment provision:

Land purchase: £1,395.90

Construction costs: £2,436.48

Annual maintenance: £2,814.36

Given that this is an Outline application, with an illustrative layout, the above contributions may be subject to change as the layout comes forward at Reserved Matters stage. I would therefore recommend that any S106 agreement includes the attached formulas, to enable the correct level of contributions to be calculated at Reserved Matters stage in accordance with the submitted layout.

HOUSING SERVICES - Object to the detail of the application.

The proposed Market Housing mix is not reflective of local market needs, predominantly consisting of 4 & 5 beds dwellings with the remaining being 3 beds. There is no smaller market housing on this phase to serve the local housing market. A market housing mix consisting of approx. 1/3 one & two bed properties 1/3 three bed dwellings and 1/3 four + bed dwellings is sought to suit the full range of local income levels.

Whilst the application secured 35% affordable housing, the proposed affordable housing elements do not meet the design, layout & construction standards our supplementary planning Document requires:

- The three bed dwellings fall short of the minimum internal space standards
- No information has been submitted confirming the affordable housing will fully address the range of SPD design requirements.
- 60 % of the affordable dwellings are to be delivered to full internal & external Lifetime Homes standards - no details are given
- 10% of the affordable dwellings are to be delivered to full internal & external Wheelchair User standards - no details are given
- The SPD requires affordable housing should not be distinguishable from market housing in terms of location or appearance (tenure blind) - The lack of one or two bed market housing does not deliver a tenure blind development.
- Car parking attributed to the affordable dwellings should be on plot.

ARCHAEOLOGY No objections subject to conditions.

Whilst the archaeological desk based assessment suggests that "based on current evidence, this assessment has identified a low potential for archaeological activity within the study site", it also recognises that "due to the lack of previous archaeological investigation within the site or in the immediate surrounding area, a clearer understanding for the potential of Prehistoric and Roman activity for the study site remains uncertain." I agree with these conclusions, and that we cannot rule out the possibility of significant archaeological remains on this site.

AVON AND SOMERSET CONSTABULARY -

There are a few points which may need to be considered as the illustrative layout is progressed.

- o Plots 8,9,10,17,14 show gates to the rear gardens, these are recessed between the buildings and should be brought forward as close to the front of the building line as possible.
- o An additional gate should be positioned level with the building line of the houses between plots 15, 16.
- o Plots 3, 6, 7, 25, and 26 have identified parking areas in front of garages, whilst accepting that the vehicles should be parked in the garage, reality seems to indicate that they will be parked in front. Because these areas are between buildings this creates an area which is likely to be in the dark, depending upon the levels and positioning of the street lighting. Evidence suggests that this is an area vulnerable to crime, theft, damage, and potentially personal safety. It would be advantageous to either provide additional light in the area or ensure that the buildings have habitable rooms overlooking the area.
- o Adjacent to Plot 22 is shown a footpath with a 'link to adjacent development'. In the Design and Access Statement the footpath doesn't appear to line up with any recognised path in the adjacent development.
- o This footpath needs to be under natural surveillance from the property and so again habitable rooms should be in the elevation fronting the path.
- o Both developments indicate an element of Affordable Housing.

In order to achieve the pepper potting and tenure blindness as quoted above in the Supplementary Planning document and to provide a minimum standard of security for all of the dwellings within the development, all properties should meet the minimum level of security of Secured by Design Part 2. Secured by Design comprises of two different elements, section one is the layout and design of a development and section two which related to the minimum standards recommended for the physical security of the buildings.

The environmental benefits of Secured by Design are fully supported by independent research proving that SBD housing developments suffer at least 50% less burglary, 25% less vehicle crime and 25% less criminal damage. Therefore the carbon costs of replacing windows or door sets on SBD developments as a result of criminal activity is more than 50% less than that of non-SBD developments.

COAL AUTHORITY - NO OBJECTION

No specific measures were necessary to safeguard the development.

HIGHWAYS DRAINAGE - No objections subject to conditions.

The proposed development is 1 hectare in size therefore the Environment Agency should be consulted and the proposals must be supported by a Flood Risk Assessment and Drainage Strategy in accordance with the requirements of the National Planning Policy Framework.

In light of the Flood Risk Assessment sent as part of the OUTLINE application, the following matters would need to be included as part of a full application Drainage Strategy:

- o developer correspondence with sewage undertakers
- o drawings showing the proposed drainage system, including the location of the oversized surface water pipes and how these will connect with outfalls to the drainage ditch and the cellular storage tank
- o drawings illustrating how discharge rates above 1:30 will be diverted to the cellular storage tank
- o drawings illustrating how the storage tank will drain at greenfield rates and outfall to the drainage ditch.
- o supporting Windes files showing the simulated performance of the proposed system
- o drawings showing the design of the proposed hydrobrake, with calculations showing how this will limit discharge to greenfield rates
- o For any proposed adoption of surface water sewers, confirmation from Wessex Water that they are satisfied that the additional discharge into their network is acceptable must be submitted to this office. All discharge rates and connection points will need to be agreed with Wessex Water.
- o The applicant has indicated that surface water will be discharged to an ordinary watercourse (drainage ditch). Any proposed works to an ordinary watercourse will need a Land Drainage Consent from this office prior to construction. For information about how to apply for Land Drainage consent please email Engineering_Design_Land_Drainage@BATHNES.GOV.UK

ENVIRONMENT AGENCY - did not wish to comment

WESSEX WATER - no objection

The site will be served by separate systems of drainage constructed to current adoptable standards please see Wessex Water's Advice Note 16 for further guidance

There is an existing surface water sewer which crosses the site. We believe that the developer intends to divert the sewer to accommodate Phase Two of the development and again for Phase Three. We consider this a relatively costly and avoidable option and recommend further discussion with our development engineer on an upfront diversion to accommodate both sites or an alternative phased approach. All temporary works will need to be undertaken to full Sewers for Adoption standards. The applicant intends attenuating surface water flow in oversized on site sewers with detail to be agreed and discharge rate to Watercourse to be agreed with your Authority. There is adequate local spare foul sewerage network capacity to accommodate the proposed development. The downstream

pumping station 14431 Bishop Sutton SPS will require improvement subject to appraisal and the rate of development within the catchment.

ARBORICULTURE - No objections

Following discussions with the Case Officer I withdraw the arboricultural objection to this outline application because all matters are reserved.

The following comments relate to the illustrative plan for the applicant to consider prior further applications. Following arboricultural comments made on 19th December 2013, a revised illustrative plan has been provided (drawing 100-1 D). The revision provides an access corridor to manage the hedge which has been retained beyond the curtilages of the dwellings on the western boundary. This revision is welcomed and more clarification regarding the width and how reasonable spacing can be achieved by plot 13 can be provided at a later stage. The positioning will need to reflect the root protection area as shown on the submitted Tree Constraints Plan. Plot 2 remains close to the southern boundary and ideally the same treatment should apply to the southern boundary.

A revised arboricultural impact assessment will be required to reflect revisions as part of any future application relating to reserved matters.

LANDSCAPE OFFICER - Application not acceptable in its current form

I generally agree with the conclusions of the submitted LVIA in that any impacts of this scheme would be localised and generally restricted by existing vegetation. Whilst I have no primary objection to the principle of development on the site, I do have concerns with the detail of the submitted scheme. I understand that the layout is indicative, but it does highlight a key issue.

The long term protection and management of the western boundary hedge is of primary importance and I do not think that enough space has been set aside for this.

The Tree Constraints plan 130923-CFMPH3-TCP-NC-1.0) identifies a root protection area yet significant amounts of this are shown as being removed. The garage of Unit 3 sits in this zone. Unit 5 would result in the removal of a significant amount of vegetation and likewise the space between units 12-13. These issues need to be resolved. I am sure that these matters of layout can be resolved, but this vegetation is of such importance that I must conclude that the scheme is not acceptable in its current format.

(Subsequently a revised indicative plan has been received setting these buildings back from the hedgeline and setting the hedge within a maintenance corridor.)

ECOLOGY - No objection subject to conditions.

The key features of ecological value at the site are the native species-rich mature hedgerows along the northern, western and southern boundaries. Although these hedgerows are proposed for retention it will be essential for the layout to allow for sufficient width of exclusion zone, at each boundary, to enable the hedgerows to be retained without significant harm to them or the root protection zone. At present the indicative layout does not achieve this although the maintenance corridor that has been

included in the latest revision is welcome. The proposal to cut the hedgerow back to the fence line is also of concern and consideration needs to be given to what height and width of hedgerow will be retained, sufficiently to retain ecological value including value of the hedgerows as a foraging and flight-line resource for bats, and long term management of the hedgerows to sustain substantive height and width accordingly. This would need to be incorporated through sufficient width of exclusion zone and can also be addressed through a long term management plan.

POLICIES/LEGISLATION

Policies/Legislation:

POLICIES

Bath and North East Somerset Local Plan Including Minerals and Waste Adopted 2007

- D.2 - General design and public realm considerations
- D.4 - Townscape Considerations
- BH.6 - Development affecting Conservation Areas
- BH.8 Improvement work in Conservation Areas
- BH.12 Important archaeological remains
- HG.7 Minimum residential density
- T.1 Overarching access policy
- T.3 Promotion of walking and use of public transport
- T.6 Cycling Strategy: cycle parking
- T.24 General development control and access policy
- T.26 On-site parking and servicing provision
- NE.1 Landscape character
- NE.2 Areas of Outstanding Natural Beauty
- NE.10 Nationally important species and habitats
- NE.11 Locally important species & habitats
- NE.12 Natural features: retention, new provision and management
- NE.13 - Water Source Protection Area
- IMP.1 Planning obligations

Bath and North East, Somerset, Bristol, North Somerset, South Gloucestershire Joint Replacement Structure Plan (Adopted September 2002)

- Policy 1 - Sustainable Development
- Policy 17 - Landscape Character
- Policy 54 - Car Parking

Bath and North East Somerset Draft Core Strategy - Publication Version December 2010

- RA1 - Development in the Villages meeting the listed criteria
- RA2 - Development in Villages outside the Green Belt not meeting Policy RA1 Criteria
- CP2 - Sustainable Construction
- CP6 Environmental Quality
- CP9 - Affordable Housing
- CP10 - Housing Mix

- CP13 - Infrastructure Provision
- ET.4 Employment development in and adjoining rural settlements
- ET.5 Employment development in the 'countryside'
- Planning Obligations Supplementary Planning Document - Adopted July 2009
- Mendip Hills AONB Management Plan 2009 -2014
- Landscape - Character Assessment - Rural Landscapes of Bath and North East Somerset

- National Planning Policy Framework

OFFICER ASSESSMENT

Officer Assessment:

A. Principle of Development

Local Plan Policies SC.1 and HG.4 define Bishop Sutton as an R1 village, where residential development within the development boundary will be permitted if it is appropriate to the scale of the settlement in terms of the availability of facilities and employment opportunities and accessibility to public transport.

Policy RA1 of the Draft Core Strategy advises that within the development boundary proposals for residential development will be acceptable where they are of a scale, character and appropriate to the scale of the settlement, provided that the proposal is in accordance with the spatial strategy for the District set out under policy DW1 and the village has:

- a at least 3 of the following key facilities within the village: post office, school, community meeting place and convenience shop, and
- b at least a daily Monday-Saturday public transport service to main centres.

The accompanying text discusses allowing small scale development of up to 50 additional dwellings in RA1 villages.

The site is located outside the adopted development and officers note the weight of objections raised to the scheme on this basis. Ordinarily therefore, the proposals would be recommended for refusal as being contrary to the above policies.

As part of its work on the emerging Core Strategy the Council considers that it has a 5 year supply of deliverable housing land against the emerging Core Strategy requirement of around 13,000 homes. The Core Strategy Examination Inspector has agreed, through his note ID/44, that the strategic housing requirement is around 13,000 homes or less. However, the Inspector has not yet considered 5 year land supply issues which remain subject to significant unresolved objections. In accordance with NPPF, para 216 only limited weight can be attached to the 5 year land supply position. The Council has also accepted that the Adopted Local Plan is out of date and the Core Strategy has yet to be adopted.

Taking into account the guidance in the National Planning Policy Framework (that LPA's should meet the housing needs in their areas, and have up-to-date plans) at present housing applications are to be considered against the guidance in the National Planning

Policy Framework, with a presumption being applied in favour of development, the assumption being that such applications should be approved unless the adverse impacts of development significantly and demonstrably outweigh the benefits. Taking this into account, the adopted Housing Development Boundary carries little weight in the determination of the application.

Objectors have commented that with the approved housing application at Cappards Road (35 houses) and the (now allowed) appeal at Wick Road (41 houses) the Core Strategy housing allowance for Bishop Sutton would be exceeded prior to the Core Strategy even being adopted. This is of course correct, however as discussed above there is a presumption in favour of sustainable development, and the Core Strategy is only capable of being given limited weight at present.

The planning application at Wick Road for 41 dwellings was refused by committee, with the primary reason for refusal being that together with other development, the development would set an unsustainable trajectory of growth for a small village with relatively few facilities. The Appeal was allowed and the Inspector gave the following commentary in respect of the Parish Council's position on the Wick Road application:

"The Parish Council consulted locally on development and the outcome was a desire for infill development to provide some 30 dwellings over the plan period which could be accommodated. Its Residential Planning Policy was adopted in March 2012 but does not form part of the development plan. Reason for refusal 1 sought to raise an in principle objection to more than 50 houses in Bishop Sutton relying on emerging CS Policy RA.1. Given the continuing concerns of the Local Plan Inspector, and the significant number of objections, that policy can only be given limited weight, as confirmed in the recent Clutton decision (APP/F0114/A/2189953)...

Although a number of houses have been permitted at Cappards Road, I conclude that there is no in principle policy objection to the development of the appeal site for housing. Indeed, there is a pressing need for housing given the Council's failure by a significant degree to provide for its objectively judged housing need. The proposal would provide for 35% of the dwellings to be affordable in accordance with policy aims. Whilst any sizeable housing site would be required to make a similar 35% provision, smaller sites in the village would not be required to do so. The pressing need for affordable housing would not, therefore, necessarily be met by development elsewhere..."

Clearly the proposed 32 dwellings (plus the 9 dwellings from application 13/02728/OUT, Milfrod Head, if approved) would further add to the number of dwellings permitted in Bishop Sutton and would further exceed the scale of growth envisaged in the Core Strategy, however given the Inspector's reasoning on the Wick Road appeal, it is clear that the refusal of this application on similar grounds could not be defended.

B. TRANSPORT AND HIGHWAY SAFETY

Whilst the site is located outside the housing development boundary, it is considered to be quite well related to the facilities available within Bishop Sutton, being located within 400 metres of the primary school, Red Lion Public House, church, shop/post office and Bus stops. Other facilities are located slightly further away, but still within convenient walking distance on Wick Road.

There is a daily bus service to Bristol and less frequent services to Bath, Keynsham Midsomer Norton and Weston-Super-Mare. Whilst outside of the housing development boundary, the proposed development is considered to be in broad compliance with criteria a. and b. of draft Core Strategy policy RA.1. However, it is recognised that the site, and Bishop Sutton as a whole, is not well related to employment opportunities and would tend to be car dependent. With the frequency of bus services, it would be very difficult to commute to work by bus.

Therefore, whilst contributions are not required to upgrade the bus stops (this work already being funded by the adjacent development, reference 12/04238/OUT) contributions should be required to improve the frequency of bus services serving the site. Transport colleagues recommend that £30,000 be secured which would allow the extension of a newly planned bus route between Clutton and Bath to also serve Bishop Sutton, or to support and improve service 67/672 to/from Bristol. The detail of this can be resolved through the drafting of the Section 106 agreement.

Concerns have been raised about highway safety, in particular in terms of the adequacy of Cappards Road to accept additional traffic.

The Council's Highways engineers advise that Cappards Road is a reasonably wide access road, with good visibility along the road and on the junction with Wick Road. The transport assessment has been found to be robust and Cappards Road meets technical design standards and is able to accept the additional traffic that would result from the development without harm to highway safety. There is also no accident record associated with the use of the Cappards Road junction or on the Cappards Road estate.

Parking Provision

Concerns have also been raised about parking provision. The application is in outline, and therefore parking provision would be formally assessed as part of the reserved matters application, however the transport statement advises that parking would be provided at an overall rate of 2.3 spaces per dwelling, which is reasonably generous and is likely to accord with the Council's standards. The appropriate level of parking provision will depend on the mix of different house sizes, which will be confirmed at reserved matters stage. It is not considered that the application could be refused on the grounds of parking provision or the impact on parking provision within the completed Cappards Road development.

C. FLOOD RISK CONSIDERATIONS

Whilst the site is located in Flood Zone 1, residents have raised concerns about potential flood risk issues, and about the poor drainage of the area in general. The applicants have prepared a Flood Risk Assessment and drainage strategy which addresses these points.

The drainage strategy acknowledges that the ground is underlain by a clay subsoil which is impermeable, with infiltration tests demonstrating it would be unsuitable for a soakaway (SuDS) drainage system.

Consequently the development would incorporate cellular storage beneath areas of public open space, permeable paving beneath parking areas and oversized pipes to provide

additional storage. The drainage system would be designed to achieve a reduction on existing greenfield runoff rates, and the surface water flows would be controlled by a hydro-brake flow control device to ensure that the flow from the site does not exceed these rates. The proposed surface water drainage would outfall to the adjacent land drainage ditch running along the western boundary, and an existing 375mm diameter surface water sewer which crosses the site would be diverted along the internal roads.

The drainage scheme and levels site will be designed to ensure that any flooding from this drain in extreme weather conditions would naturally be channelled by road kerbs away from properties and directed towards the ditch on the western boundary.

More detail of the drainage strategy would be confirmed at the reserved matters stage, however the Council's Highways Drainage Team raise no objection and confirm that the details submitted are acceptable for an outline application. The Environment Agency declined to comment on the application, but raised no objections to the development of the remainder of the field (reference 12/04238/OUT) which was along similar lines.

D. LANDSCAPE IMPACT

A Landscape and Visual Impact Assessment (LVIA) was submitted with the application, assessing the likely impact of the proposals in these terms. The LVIA comments that the site lies in a low lying position, and that the surrounding landscape is characterised by frequent vegetated boundaries. As a result of this context the development would have a moderately significant visual impact from close vantage points (the footpaths to the north and south of the site), breaching a firm boundary to the built extent of the village, the western boundary of the Cappards Lane development. However there would be little inter-visibility between the site and the wider landscape and the development would not have a significant impact on the setting of the Area of Outstanding Natural Beauty. Likewise, whilst relatively close to Chew Valley Lake, the development would not be visible in views from the opposite shores of the lake.

The LVIA comments that there would be a slight adverse impact on local views from the footpath on Burlledge Hill (Viewpoint 3) but that this will mainly consist of new rooftops being seen through gaps in the surrounding vegetation, viewed in the context of adjacent built development within the village.

Landscape and Planning officers consider that in the main, the images submitted as part of the LVIA bear these conclusions out. It is however considered that the development would have a more significant, Moderate impact on the view from Burlledge Hill, by extending the footprint of the settlement further out towards the lake. Officers do not consider this to be supportable as a reason for refusal, however further applications extending the footprint further to the west towards Chew Valley Lake would be of concern.

E. SUSTAINABLE DESIGN AND CONSTRUCTION

Objections have been raised to the lack of information regarding the sustainability of the development in terms of the design and construction buildings. Core Strategy policy CP2 requires that sustainable design and construction be integral to new development and that major housing applications achieve Code for Sustainable Homes Level 4 from 2013 onwards. This draft policy has no outstanding objections and is therefore capable of being

given significant weight for Development Control purposes. Any subsequent reserved matters application will have to ensure that these standards are met, however as this outline application seeks approval only for the principle of development and the means of access, these detailed matters cannot be considered as part of this application.

F. RETENTION OF TREES AND HEDGEROWS

The Council's Tree and Landscape officers raise concerns about the proximity of the built development to the trees and hedgerows on the perimeter of the site. Whilst the application is in outline, with siting reserved for future determination, the applicants have submitted a revised indicative plan, re-siting buildings away from the boundary hedges and trees. Officers consider that this resolves the concern raised, however a clause should be placed within the legal agreement requiring covenants to be put on each of the dwellings abutting the hedgerows requiring the householders to maintain and protect the hedgerows forming the boundaries of their properties.

G. ECOLOGY

Comments are awaited from the Council's ecologist. Given that consent has already been granted for the residential development of the remainder of the field (reference 12/04238/OUT relates), the proposals are likely to be acceptable in principle in terms of their ecological impact, however there may be a need for additional planning conditions. If necessary, officers will update the recommendation and conditions schedule prior to the committee meeting.

H. CRIME AND DISORDER

The Police raise detailed concerns about the indicative layout shown. Officer agree with the points raised, but these detailed design issues can be addressed at reserved matters stage and are not fundamental to the principle of the proposed development.

I. PLANNING OBLIGATIONS

The development would provide all of the planning obligations required of it, as set out in the Supplementary Planning Document entitled Planning Obligations, providing affordable housing, contributions to enhance educational provision and recreational provision to meet the needs of the increased population and transport enhancements.

Whilst the development offers to deliver affordable housing at a rate of 35% the Council's housing department has raise concerns about the overall housing mix and type of some of the affordable housing proposed (which would not meet local needs), the design standard of the affordable housing and that the development would not be tenure blind. The application is in outline however, and therefore these matters will be considered in due course as part of the reserved matters application, and can also be controlled through the Section 106 Planning Agreement.

The contributions towards education and public open space will depend on the housing mix and extent of public open space to be provided within the site, but neither of these variables are fixed at present, and will be fixed if and when reserved matters consent is granted. Therefore the planning agreement will need to provide security that contributions

will be provided to mitigate these impacts, with the exact amount of the contribution being agreed at reserved matters stage. The Council's Education team have advised that there is capacity to extend or expand the school in order to accept the additional pupils resulting from the development and / or planning application.

CONCLUSIONS

Due to the policy situation in BANES and the lack of a demonstrable 5-year housing supply, the application is to be considered against national guidance set out in the National Planning Policy Framework, with a presumption that the local authority should grant permission unless there are any adverse impacts in doing so that would significantly or demonstrably outweigh the benefits of the scheme. This is the key policy test against which the proposals must be considered.

In these terms, the proposals would extend the village towards Chew Valley Lake, which lies within the AONB and has an attractive and largely undeveloped setting. Were development to continue unabated in this direction, it would eventually have a significant and most likely unacceptable impact on the landscape setting of the lake. However, as demonstrated in the Landscape and Visual Impact Assessment, the site and immediate surrounding landscape is flat and views are well contained by frequent field boundaries. As a result the proposed development would not be visible from the lake. The overall landscape impact of the development is considered to be acceptable.

Furthermore, whilst outside the housing development boundary, the site is relatively accessible, with the primary school, shop and bus stop within 450 metres.

In the public correspondence, highway safety concerns have been raised, however the Council's highways engineers advise that Cappards Road, which would take the traffic from the development, meets relevant design standards and could safely take the additional traffic generated.

The development would provide housing which would help to meet the shortfall within the district, would incorporate affordable housing and would provide the appropriate contributions to off-set the impact of the development, both in terms of the capacity of the school, pedestrian and public transport infrastructure and public open space. There are no technical objections to the scheme either in terms of flood risk or land stability issues.

Whilst there are significant 3rd party objections to the scheme, and officers consider that the development would cause some landscape harm, lying outside of the existing built footprint of the village, this degree of harm would not substantially and demonstrably outweigh the benefits of the development, which in the main would consist of providing additional housing, including affordable housing to meet the shortage in the district. Therefore, subject to receipt of comments from our ecologist (and possibly additional planning conditions), a recommendation is put forward to approve the application, subject to the completion of a Section 106 Agreement.

RECOMMENDATION

Authorise the Development Manager of Planning and Transport Development to PERMIT subject to condition(s)

CONDITIONS

A. Authorise the Planning and Environmental Law Manager to enter into a Section 106 Agreement to secure:

Transport

1. Contributions of £30,000 towards improvements in the bus routes serving Bishop Sutton.

Affordable Housing

2. The provision, on site, of 35% Affordable Housing the housing mix to be agreed in writing with Bath and North East Somerset Council

Open Space and Recreational Facilities

3. Contributions to fund the provision of formal open space and allotments off-site to serve the population, and fund the maintenance of any open space provided within the development, the amount of the contribution to be calculated prior to reserved matters consent being granted in accordance with the Supplementary Planning Document entitled Planning Obligations, adopted July 2009. The agreed contributions shall be paid prior to the occupation of the development.

4. A landscape management plan shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development. This shall set out ongoing management objectives for any green community space and areas of retained and new planting provided within the development and not to be adopted by the Local Authority, shall indicate the areas to be managed and set out the scope, timing and frequency of specific maintenance operations to achieve these objectives.

Education

5. Contributions to fund the expansion of Bishop Sutton Primary School and Youth Services provision places arising from the development, the amount of the contribution to be calculated prior to reserved matters consent being granted and calculated in accordance with the Supplementary Planning Document entitled Planning Obligations, adopted July 2009. The agreed contributions shall be provided prior to the commencement of development.

6. The applicant and subsequent house owners backing onto the hedgerows on the perimeter of the site shall commit:

a. To not cut back the hedgerow on the north-eastern boundary of the site beyond the line of the post and wire fence forming the boundary of the Property and not to reduce the height of such hedgerow below [x] nor the width of it below [x].

b. To maintain the hedgerow [shown [] on the Plan] in so far as it forms the boundary of the Property and carry out such pruning or cutting as may be necessary (subject always to the covenants in clause [] above) and where within a period of five years from the date

of the development being completed such hedgerow dies, is removed, becomes seriously damaged or diseased to replace the same within 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.

These commitments are to be written into covenants to be placed on each of the plots abutting the hedgerows.

B. Subject to the prior completion of the above agreement, authorise the Development Manager to PERMIT subject to the following conditions (and such additional ecology conditions as she may determine):

1 The development hereby approved shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the latest.

Reason: As required by Section 92 of the Town and Country Planning Act (as amended), and to avoid the accumulation of unimplemented planning permissions.

2 Approval of the details of the (a) layout, (b) scale, (c) appearance, and (e) landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority before any development is commenced.

This is an outline planning permission and these matters have been reserved for the subsequent approval of the Local Planning Authority under the provisions of Section 92 of the Town and Country Planning Act (as amended) and Articles 1 and 3 of the General Development Procedure Order 1995 (as amended).

3 The proposed roads, including footpaths and turning spaces where applicable, shall be constructed in such a manner as to ensure that each dwelling before it is occupied shall be served by a properly bound and compacted footpath and carriageway to at least base course level between the dwelling and existing highway.

Reason: To ensure that the development is served by an adequate means of access.

4 Plans showing access, parking and turning areas shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. All areas shall be surfaced in accordance with details which shall first have been submitted to and approved in writing by the Local Planning Authority, and constructed to the satisfaction of the Local Planning Authority before the dwellings are occupied and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

Reason: In the interests of amenity and highway safety.

5 Prior to the commencement of the development,

a.) A Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority and shall include details of deliveries (including storage

arrangements and timings), contractor parking, construction access, wheel wash arrangements and traffic management procedures. The development shall thereafter be carried out in full accordance with the physical and procedural measures set out in the approved Construction Management Plan.

b.) A photographic condition survey (annotated to a survey plan) shall be carried out recording the condition of the construction approach roads to the site (within 400 metres of the site) prior to the commencement of development. The survey shall be submitted to and approved in writing by the Local Planning Authority. All damage resulting from development shall be made good in accordance with details and a timetable submitted to and agreed in writing by the Local Planning Authority.

Reason: To minimise disruption for existing adjoining residents and ensure the safe operation and ongoing condition of the highway.

6 Any subsequent reserved matters application shall include a detailed drainage strategy including the following:

- developer correspondence with sewage undertakers
- drawings showing the proposed drainage system, including the location of the oversized surface water pipes and how these will connect with outfalls to the drainage ditch and the cellular storage tank
- drawings illustrating how discharge rates above 1:30 will be diverted to the cellular storage tank
- drawings illustrating how the storage tank will drain at greenfield rates and outfall to the drainage ditch.
- supporting Windes files showing the simulated performance of the proposed system
- drawings showing the design of the proposed hydrobrake, with calculations showing how this will limit discharge to greenfield rates
- For any proposed adoption of surface water sewers, confirmation from Wessex Water that they are satisfied that the additional discharge into their network is acceptable must be submitted to this office. All discharge rates and connection points will need to be agreed with Wessex Water.

Prior to the occupation of the development the development shall take place in full accordance with the agreed drainage strategy.

Reason: To ensure that the development is supported by an adequate drainage system in order to ensure the development does not give rise to, nor suffer from flooding problems.

7 No development shall commence until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has first been submitted to and approved in writing by the Local Planning Authority. The programme of archaeological work should provide a field evaluation of the site to determine date, extent, and significance of any archaeological deposits or features, and shall be carried out by a competent person and completed in accordance with the approved written scheme of investigation.

Reason: The site is within an area of potential archaeological interest and the Council will wish to evaluate the significance and extent of any archaeological remains.

8 No development shall commence until the applicant, or their agents or successors in title, has presented the results of the archaeological field evaluation to the Local Planning Authority, and has secured the implementation of a subsequent programme of archaeological work in accordance with a written scheme of investigation which has first been agreed and approved in writing by the Local Planning Authority. The agreed programme of archaeological work shall be carried out by a competent person and completed in accordance with the approved written scheme of investigation.

Reason: The site is within an area of potential archaeological interest and the Council will wish record and protect any archaeological remains.

9 Prior to the occupation of the development an ecological and landscape management plan shall be submitted to and approved in writing by the Local Planning Authority, setting out measures for the long term management of new and retained habitats including hedgerows and drainage ditches. The hedges and ditches shall thereafter be maintained in accordance with the agreed details.

Reason: To secure the long-term ecological value of the retained habitats.

10 Prior to the commencement of development a Construction Ecological Management Plan shall be submitted to and agreed in writing by the Local Planning Authority. This shall set out physical and procedural measures for the protection of habitats and species during construction, in accordance with the recommendations of the ecological report. This document should include information on key habitat features requiring protection as well as the measures that will be employed on site on a daily basis to ensure accidental events such as pollution are avoided wherever possible.

Reason: To secure adequate ecological protection during the implementation of the development.

11 No development shall take place until a Detailed Arboricultural Method Statement with Tree Protection Plan has been submitted to and approved in writing by the Local Planning Authority and details within that implemented as appropriate. The final method statement shall include hedgerows and ditches and incorporate a provisional programme of works; supervision and monitoring details by an Arboricultural Consultant and provision of site visit records and certificates of completion. The statement should also include the control of potentially harmful operations such as the storage, handling and mixing of materials on site, burning, location of site office, level changes, service run locations including soakaway locations and movement of people and machinery.

Reason: To ensure that trees and other landscape features to be retained are not adversely affected by the development proposals.

12 No development or other operations shall take place except in complete accordance with the approved Arboricultural Method Statement unless agreed in writing by the local

planning authority. A signed certificate of compliance shall be provided by the appointed arboriculturalist to the local planning authority on completion.

Reason: To ensure that the approved method statement is complied with for the duration of the development.

PLANS LIST:

1 PLANS LIST as informative:

This decision relates to drawing nos:

- o drawing 100-1 Revision D proposed Illustrative block plan
- o drawing 100-1 proposed block plan colour
- o drawing 102 site location plan
- o drawing 112 illustrative site sections
- o Landscape and visual impact assessment
- o Affordable housing statement
- o Archaeological desk-based assessment
- o Coal Mining risk assessment report
- o Design And access statement
- o Ecological survey
- o Flood Risk assessment
- o Planning statement
- o Statement of community involvement
- o Sustainable construction checklist
- o Transport statement
- o 130923-cfmph3-tcp-nc-1.0 tree constraints plan

2 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. The Council has worked proactively and positively with the applicants by determining the application as submitted, resolving outstanding issues through planning conditions and Planning Obligations.

3 The applicant has indicated that surface water will be discharged to an ordinary watercourse (drainage ditch). Any proposed works to an ordinary watercourse will need a Land Drainage Consent from this office prior to construction. For information about how to apply for Land Drainage consent please email Engineering_Design_Land_Drainage@BATHNES.GOV.UK

4 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.

Item No: 02
Application No: 13/02728/OUT
Site Location: Milford Head Stitchings Shord Lane Bishop Sutton Bristol Bath And North East Somerset



Ward: Chew Valley South

Parish: Stowey Sutton

LB Grade: N/A

Ward Members: Councillor V L Pritchard

Application Type: Outline Application

Proposal: Demolition of existing buildings and redevelopment of the site to provide 9no. dwellings (Outline with all matters reserved except access). (Resubmission of 12/05599/OUT)

Constraints: Airport Safeguarding Zones, Agric Land Class 1,2,3a, Area of Outstanding Natural Beauty, Coal - Referral Area, Forest of Avon, Greenbelt, Public Right of Way, Water Source Areas,

Applicant: Keynsham Property Developments Ltd

Expiry Date:	21st August 2013
Case Officer:	Daniel Stone

REPORT

At the request of Councillor Vic Pritchard and with the agreement of the Chair the application is to be considered by Committee as the site is located outside the Housing Development Boundary.

SITE CONTEXT + PROPOSALS

The application site comprises land and buildings at Milford Head, Stitchings Shord Lane, on the north western edge of Bishop Sutton. The site extends to approximately 0.6 hectares of land and comprises a substantial residential garden and tennis court and the drive leading up to an existing dwelling, and an area of hardstanding and collection of storage buildings and a single storey office building, previously serving a fresh and frozen meat wholesale business which is currently not in operation. The applicants advise that this business was in operation on the site since the 1960's. Planning permission was granted for the erection of a cold store in 1996 and this served the use, as well as two mobile refrigeration containers, which received temporary consent retrospectively in 2004. There appears to be no planning consent for the office, but this structure has become lawful through the passage of time. It is understood that this use ceased some time ago with residents reporting the site last in commercial use in 2007.

The site is located on the northern side of Stitchings Shord Lane, a narrow unadopted lane, lacking pavements. To the north the site is bounded by the existing caravan park and to the south by Stitchings Shord Lane itself. To the west the site backs onto open countryside. To the south is Milford Head House.

The boundaries of the site are predominantly formed by mature hedgerows, and the hedgerow dividing the eastern part of the site from Stitchings Shord Lane is particularly prominent. There are also a number of trees within the site, predominantly forming an avenue along the access road. An existing public footpath crosses the site from the existing access point where it follows the line of the existing drive and then runs along the north eastern boundary of the site towards Chew Valley Lake.

In terms of planning designations, the site is located outside the Housing Development Boundary, which runs along Stitchings Shord lane to the south. The site falls within the Chew Valley Water Source Protection Area, and within Flood Zone 1. The land to the west of the site and to the north of Bishop Sutton generally is designated as Green Belt and the western half of the site falls within the Mendips Area of Outstanding Natural Beauty.

Outline consent is sought for the erection of 9 dwellings. The application seeks consent for the means of access, but the proposed layout, appearance, Landscaping and Scale of development proposed are reserved matters. This means that the council is considering the principle of 9 dwellings being erected on the site, and issues connected with the proposed access arrangements, but all other issues to be considered by means of a subsequent planning application for the "reserved matters".

Issues connected with planning obligations do however need to be considered at this stage.

RELEVANT PLANNING HISTORY:

Within Site

12/05599/OUT - Erection of 9 Dwellings - withdrawn

WC 002750 F - Detached Building to form coldstore, Kay Small (Wholesale) - Approved 1996

04/02521/FUL - Temporary siting of 2no. mobile refrigerated containers - Approved 2004

Within Bishop Sutton

12/04238/OUT - Erection of 35no. dwellings and associated infrastructure - Parcel 3567, Stitchings Shord - Approved, subject to Legal Agreement being signed.

12/05279/FUL- Erection of 41 no. two, three, four and five bedroom dwellings including 14 no. affordable housing units along with the provision of informal public open space, vehicular access from the A368, landscaping and drainage - Refused 11.04.13 - Appeal Allowed 20.09.13

13/04975/OUT - Erection of 32 dwellings - Parcel 3567 Stitchings Shord Lane, Bishop Sutton - Pending

SUMMARY OF CONSULTATIONS/REPRESENTATIONS

HIGHWAYS DEVELOPMENT CONTROL - No objection subject to conditions and transport contributions.

The site currently accommodates a residential dwelling, with the Design & Access Statement stating that other buildings on the site have previously been used under use class B8 in association with a frozen meat wholesale and distribution business.

The site falls outside of the defined Housing Development Boundary, but the village does meet the requirements of the Draft Core Strategy with regard to the provision of at least three key facilities.

The submitted Transport Statement is the same as previously submitted, and my colleague has previously provided comments on its content, concluding that the trip generation of the former use and the proposed residential development for 9 dwellings are acceptable.

The Transport Statement demonstrates that local facilities are within a reasonable and convenient distance of the site, however the access to such facilities by walking and cycling is poor, particularly with regard to the lack of footways and lighting on Stitchings Shord Lane and Ham Lane, and this is likely to discourage access by the more sustainable modes of travel.

It has previously been suggested that pedestrian access to the village centre could be improved by the introduction of a direct link from the development through to Lovell Drive via a Public Right of Way, and this has been shown on the submitted plan, across the open space. This would negate the need to walk along Stitchings Shord Lane to get to the village centre facilities, and to bus-stops, or at least offer choices to pedestrians.

It has also been identified that there is a lack of pedestrian crossing facilities in the centre of the village to provide safe access to the school, and contribution towards appropriate provision would be necessary.

With regard to bus services running through the village, it has been considered that a contribution to improve facilities at local bus stops should be sought, to encourage the use of public transport.

The junction of the site access with Stitchings Shord Lane is substandard in visibility terms, but the site has sufficient frontage to enable the appropriate splays advised in Manual for Streets to be achieved. Splays of a minimum of 2m by 17m will therefore be required in both directions.

Whilst the internal layout is not for detailed approval at this stage, the applicants should be aware that the level of development would require the access road to be designed to adoptable standards, and the current layout is not considered to be acceptable.

However, improvements to pedestrian facilities would be required, and in line with the comments on other applications in the vicinity (namely 12-05279-FUL Parcel 9181 Wick Road & 12-04238-OUT Parcel 3567 Stitchings Shord Lane), contributions of £4,000 towards a pedestrian crossing facility and £16,000 towards public transport improvements would be required.

Whilst the location for development is far from ideal, the development could secure improvements to pedestrian facilities, and on that basis I feel an objection would be difficult to defend.

On that basis the proposed development is unlikely to result in any increase in traffic movements compared to the previous use of the site, but would result in the reduction in the potential for larger vehicle movements if the site were to be brought back into a similar B8 use, it would be difficult to raise an objection on the grounds of the use of the access roads. However, if it were to be found that the former use could not be reasonably considered as a fall-back position for the site, the proposed development would have to be considered in a different light.

Having regard to the information submitted with the application, and on the basis that there is a legitimate fall-back position for a B8 use on the site, I would recommend that any permission be withheld pending the completion of a legal agreement to secure the

contributions of £4,000 and £16,000 as indicated above, and subject to appropriate conditions.

CONTAMINATED LAND OFFICER - No objections subject to relevant conditions being applied.

HIGHWAYS DRAINAGE - no objections subject to conditions

I am happy with the FRA for the purposes of an outline application and the principle of managing surface water that they are proposing. They will obviously need to supply a detailed drainage design with the full application. This should include the details and calculations (attenuation volume) of the proposed system. In particular this should include:

- Details of pre- and post-development discharge rates. The proposed surface water system should seek the betterment of existing surface water discharge rates.
- Discharge points will need to be agreed with the relevant authorities.
- A drawing showing the size, type and location of drainage features (SuDS and attenuation) with their connection points and discharge rates.
- Simulations of the performance of the system up to the 1 in 100 year (+30% for climate change) return period event showing that no flood water will leave the site and there will be no unsafe flood depths on site.

EDUCATION - No objection subject to educational contributions being provided as follows:

- Youth Services provision places - 1.35 places at a cost of £1,800.90
- Primary age pupil places - 2.36 places at a cost of £30,662.11

Projections for the school indicate that by 2016, all places in Primary School year groups Year 1, Year 2, Year 3, Year 5 and Year 6 will be full with no surplus capacity available. There is projected to be sufficient available capacity in the other two primary year groups to accommodate the pupils generated by the development. We are therefore seeking a contribution for five year groups of primary age pupils. The total number of primary age pupils generated by the development is calculated to be 3.308. $3.308 / 7 \text{ year groups} = 0.472$ per year group. $0.472 \times 5 \text{ year groups} = 2.36$ places required.

The calculation given above is based on the indicative layout shown. The exact contribution would differ according to the housing mix put forward at reserved matters stage.

PARKS MANAGER - contributions will be required towards the provision / enhancement of public open space.

As this is an Outline application I would recommend that any S106 agreement include a formula to enable the correct level of contributions to be calculated at Reserved Matters stage in accordance with the submitted layout, dependent on the housing layout, mix and amount of on-site provision.

URBAN DESIGN OFFICER -

This is an outline application with only access for resolution. All design/ layout matters are indicative. Urban design comments relating to the previous withdrawn pre-application proposals for the site were given in February. The key issues remain the same, in addition to the site lying outside the Housing Development Boundary.

The exclusion of the central avenue from development is welcomed. However, it is noted that the highway officer considers this route not suitable for adoption. Necessary improvements may risk the avenue of trees. The retention of important frontage boundary hedges is welcomed. Plots 6, 7 and 9 put pressure on the important boundary hedge to the open countryside AONB. The indicative fence is not a long term safeguard within rear gardens. The site plan / management regime needs to secure the ongoing maintenance and management of the hedges. This may necessitate a reconsideration of the size / distribution of unit sizes within the site.

Should the principle of the scheme be considered appropriate it should be on the basis of an indicative site plan that delivers safeguards of the boundary landscape and internal trees. At present, I do not consider the indicative layout achieves this in its current form.

ARBORICULTURE - No Objection subject to conditions requiring a detailed Arboricultural Method Statement and Tree Protection Plan to be submitted prior to the commencement of development.

The layout improves the relationship of the new dwellings with the more important trees on the site. The creation of the open space beside the access drive has provided sufficient space for the realistic retention of the mixed row of Hornbeam and Lime which should provide an attractive entrance into the site.

The application includes an Arboricultural Impact Assessment; Arboricultural Method Statement and Tree Protection Plan. The latter two will require updating once details relating to services including soakaways (if appropriate) are considered and to accommodate the revised Proposed Site Layout (drawing 2293/101 rev I) and construction methods.

The arboricultural report includes the removal of T9; T7, T8, T25 and T32, however, the Proposed Site Layout indicates the retention of these trees (by position of tree symbols but not labelled). Since it likely to be impractical to retain these trees it has been assumed that the Tree Protection Plan is the definitive plan with regards to tree retention. No objection is raised to the loss of these trees, however, the applicant is advised to revise the Proposed Layout Plan accordingly.

The Highways consultation comments have been noted and arboricultural input would potentially be necessary with regards to any improvement to the access road to ensure that it is to adoptable standards.

ARCHAEOLOGY - No objections

ECOLOGY - Development is Not acceptable in the current form.

The ecological issues for this proposal remain the same. The ecological report finds that the northern and southern boundary hedgerows (which would qualify as "important" under the hedgerow regulations) are the key features of ecological value at the site. Other issues that should also be addressed (and this should be required by condition if consented) include consideration to badgers to allow their continued passage around / across the site; measures to remove the non-native plant (variegated yellow archangel) noted in the ecological report.

The proposal needs to demonstrate the ability to retain and protect the northern and southern boundary hedgerows. I welcome that their retention is shown on the indicative drawings however my concerns remain, especially given that the drawings are indicative, regarding the amount of space that will be provided for the retained hedgerows; their future management; the feasibility of their retention in their entirety. Greater confidence is needed that these hedgerows can be retained and also that sufficient space will be allowed to enable them to be managed appropriately and not reduced in eg width, height, species diversity and overall ecological value. I note the inclusion of a fence between residential gardens and the hedgerows but this alone does not provide sufficient assurance that the above can be addressed.

It may assist if the application were to provide clear written detail of the commitment to retain the hedgerows in their entirety, in addition to the indicative drawings to state minimum widths of retained hedgerows (based on existing widths and canopy spreads) and exclusion zone widths that will be provided alongside the hedgerows. I note however the concerns raised by the urban design officer and agree that reconsideration may be necessary to unit sizes and distribution to enable sufficient retention of the hedgerows. I do not otherwise have any objection in principle to the proposed development.

PUBLIC RIGHTS OF WAY - No objections

Following receipt of an amended plan showing the route of the PROW unaffected:

I've spoken to the Field Officer for the area and Public Rights of Way is happy for the path alignment to remain on the definitive line and unaffected by the developments. If any alterations to the definitive line are required, a diversion order must be applied for.

REPRESENTATIONS:

To date 17 letters of objection have been received. The responses can be summarised as follows:

Principle Issues / Housing Policy

- The development would vastly exceed the Parish Council's target of 2 - 3 homes per year.
- No need for additional housing in Bishop Sutton.
- Other planning applications should be taken into consideration e.g. the field opposite Ham Lane, where an additional 41 dwellings are proposed.
- The site is an unsustainable and car dependent location for additional development. There are minimal jobs in the Chew Valley; most jobs are in Bristol or Bath.

- Object to opportunistic housing applications outside the development boundary
- The application is premature, pending the adoption of the Core Strategy and Place-making Plan

Landscape Impact

- Impact on the setting of the AONB and the rural character of the village
- Harm to open countryside and setting of Bishop Sutton

Highway Safety / Transport

- There is no pavement or safe route for pedestrians on Stitching Shord Lane or Ham Lane. The lane has many public footpaths coming off it, and therefore high pedestrian flows. The development would endanger them.
- Cars drive too fast along the lane and many drivers do not realise it is a two-way road.
- The 90-degree bend at the junction of Ham Lane and Stinchings Shord Lane is also dangerous.
- Stitching Shord Lane is a narrow single track road and is unsuitable for accepting more traffic
- There is little employment within the village and poor public transport provision, with no daily bus to Bath.
- Planning permission was refused for a dwelling on Stinchings Shord Lane (08/03823/FUL) due to it being a car dependent, unsustainable location for development.
- The commercial business that was there 5 years ago caused traffic chaos. The suggestion that this site could revert to its former use should not be considered.
- Visibility onto A368 from Ham Lane is poor due to parked cars.
- The application relies heavily on the former commercial use. Highways consider the access sub-standard but accept it due to this fallback position. Whilst some of the buildings on the Milford Head site had planning permission, the site operated without formal planning consent for the business and the business has not operated since 2007. The site could not be used for commercial purposes without a fresh planning application, and therefore Highways should be asked to re-consider their comments.

Flood Risk

- During recent heavy rain Stitching Shord Lane, Ham Lane and the caravan park were heavily flooded for several days. Building more houses on Greenfield sites will exacerbate this.

Other

- The primary school has inadequate capacity.

STOWEY SUTTON PARISH COUNCIL - Object in principle

The following is a summary of the Parish Council comments. The full response can be found on the website.

The application is not compliant with the Parish residential planning policy which supports infill developments, within the existing village housing development boundary, of two to three houses per year and to avoid large developments, particularly those which are outside the existing development boundary. This will allow us to reach the target of 30 to 35 new dwellings over the life of the core strategy. Over 80 percent of households in Bishop Sutton are in support of this.

There is sufficient land supply within the existing housing development boundary to support the number of additional dwelling units required by the draft core strategy.

Permission has already been given for 35 new homes on the Cappards Farm development and there is an appeal outstanding (now allowed) for a further 41 new homes adjacent to the Batch in the village.

Whilst the applicant relies heavily on the "presumption in favour of sustainable development" contained in the NPPF, the authority must also consider whether such applications are premature and would prejudice the development of the Core Strategy.

The level of development already permitted in Bishop Sutton comprises a 20 percent increase in dwellings, which is disproportional to the size of the existing community and infrastructure and result in a disproportionately prejudicial effect on the village landscape development over the outstanding 15 years of the core strategy cycle.

The B&NES Highways Dept. response to the application on their website says that the current internal access road layout is sub-standard as it is not to adoptable standards.

The application relies heavily on the sites former commercial use. We have received evidence indicating B&NES development control wrote to a parishioner in Dec 2010 confirming that whilst some of the buildings on the Milford Head site had planning permission, the site operated without formal planning consent for the business and vehicular access, relying purely on grandfather rights. The site has not operated since 2007 and an application for commercial use would be rejected on the grounds of inadequate access.

Stitchings Shord Lane is a narrow, single track road and is unsuitable for handling the demand created by this number of properties. It lacks quality passing-points, and the junction with Ham Lane is often busy with mobile and parked cars already, making access challenging. It is unlit and lacking pavement is unsafe for pedestrians. The development would increase traffic, both in the short term from construction and in the long term.

Precedent exists for Planning Officers to recognise that Stitchings Shord Lane is unsuitable for supporting further development, for example application 08-03823-FUL relating to a parcel of land on the Lane, which was refused as being an unsustainable, car dependent development.

Both Stitchings Shord Lane and Ham Lane are prone to flooding, often becoming impassable for several hours. It would not seem reasonable to build new properties that will be vulnerable either to flooding or becoming inaccessible due to flooding, particularly as there is no alternative access for emergency vehicles to this site.

Whilst the proposed development may include sufficient on site drainage and sewerage, the impact on the wider network has not been considered and we are concerned that the existing infrastructure is inadequate for such a significant increase in demand.

Increasing the area covered by hard surfaces will exacerbate the problem of surface water runoff to adjacent properties; during November 2012 two of the adjacent properties were flooded throughout the ground floor due to surface water which could not be accommodated by the existing drainage infrastructure.

The proposed housing mix will bring many families with school age children to the village and no provision has been made for the impact that this will have on our already full school and limited pre-school provision.

The size of the development, which is purely residential, with no provision for employment, will inevitably lead to a significant increase in traffic as the new residents commute to Bath, Bristol or other destinations in order to find work. However no provision has been made to improve the local road network, in particular Bonhill Road already becomes congested at peak times, with no provision for passing when two large vehicles approach from different directions, causing safety issues for pedestrians and cyclists as well as delays for motorists.

POLICIES/LEGISLATION

POLICIES

Adopted Local Plan:

- D.2 - General design and public realm considerations
- D.4 - Townscape Considerations
- BH.6 - Development affecting Conservation Areas
- BH.8 Improvement work in Conservation Areas
- BH.12 Important archaeological remains
- HG.7 Minimum residential density
- T.1 Overarching access policy
- T.3 Promotion of walking and use of public transport
- T.6 Cycling Strategy: cycle parking
- T.24 General development control and access policy
- T.26 On-site parking and servicing provision
- NE.1 Landscape character
- NE.2 Areas of Outstanding Natural Beauty
- NE.10 Nationally important species and habitats
- NE.11 Locally important species & habitats
- NE.12 Natural features: retention, new provision and management
- NE.13 - Water Source Protection Area
- IMP.1 Planning obligations

Bath and North East, Somerset, Bristol, North Somerset, South Gloucestershire Joint Replacement Structure Plan (Adopted September 2002)

- Policy 1 - Sustainable Development
- Policy 17 - Landscape Character
- Policy 54 - Car Parking

Emerging Core Strategy

- RA1 - Development in the Villages meeting the listed criteria
- RA2 - Development in Villages outside the Green Belt not meeting Policy RA1 Criteria
- CP2 - Sustainable Construction
- CP6 Environmental Quality
- CP9 - Affordable Housing
- CP10 - Housing Mix
- CP13 - Infrastructure Provision

ET.4 Employment development in and adjoining rural settlements

ET.5 Employment development in the 'countryside'

- Planning Obligations Supplementary Planning Document - Adopted July 2009
- Mendip Hills AONB Management Plan 2009 -2014
- Landscape - Character Assessment - Rural Landscapes of Bath and North East Somerset

- National Planning Policy Framework

OFFICER ASSESSMENT

KEY ISSUES:

PRINCIPLE OF RESIDENTIAL DEVELOPMENT

The site is located outside the adopted development and officers note the weight of objections raised to the scheme on this basis. Ordinarily therefore, the proposals would be recommended for refusal as being contrary to the Local Plan policies SC.1 and HG.4 and to draft Core Strategy policy RA1.

As part of its work on the emerging Core Strategy the Council considers that it has a 5 year supply of deliverable housing land against the emerging Core Strategy requirement of around 13,000 homes. The Core Strategy Examination Inspector has agreed, through his note ID/44, that the strategic housing requirement is around 13,000 homes or less. However, the Inspector has not yet considered 5 year land supply issues which remain subject to significant unresolved objections. In accordance with NPPF, para 216 only limited weight can be attached to the 5 year land supply position. The Council has also accepted that the Adopted Local Plan is out of date and the Core Strategy has yet to be adopted.

Taking into account the guidance in the National Planning Policy Framework (that LPA's should meet the housing needs in their areas, and have up-to-date plans) at present housing applications are to be considered against the guidance in the National Planning Policy Framework, with a presumption being applied in favour of sustainable development, the assumption being that such applications should be approved unless the adverse impacts of development significantly and demonstrably outweigh the benefits. Taking this

into account, the adopted Housing Development Boundary carries little weight in the determination of the application.

Objectors have commented that with the approved housing application at Cappards Road (35 houses) and the (now allowed) appeal at Wick Road (41 houses) the Core Strategy housing allowance for Bishop Sutton (of up to an additional 50 dwellings within the plan period) would be exceeded prior to the Core Strategy even being adopted. This is of course correct, however as discussed above there is a presumption in favour of sustainable development, and the Core Strategy is only capable of being given limited weight at present, and therefore this cannot be defended as a reason for refusal.

The planning application at Wick Road for 41 dwellings was refused by committee, with the primary reason for refusal being that together with other development, the development would set an unsustainable trajectory of growth for a small village with relatively few facilities. The Appeal was allowed and the Inspector gave the following commentary in respect of the Parish Council's position on the Wick Road application:

"The Parish Council consulted locally on development and the outcome was a desire for infill development to provide some 30 dwellings over the plan period which could be accommodated. Its Residential Planning Policy was adopted in March 2012 but does not form part of the development plan. Reason for refusal 1 sought to raise an in principle objection to more than 50 houses in Bishop Sutton relying on emerging CS Policy RA.1. Given the continuing concerns of the Local Plan Inspector, and the significant number of objections, that policy can only be given limited weight, as confirmed in the recent Clutton decision (APP/F0114/A/2189953)...

Although a number of houses have been permitted at Cappards Road, I conclude that there is no in principle policy objection to the development of the appeal site for housing. Indeed, there is a pressing need for housing given the Council's failure by a significant degree to provide for its objectively judged housing need..."

Clearly the proposed 9 dwellings at Milford Head would further add to the number of dwellings permitted in Bishop Sutton and would further exceed the scale of growth envisaged in the Core Strategy, however given the Inspector's reasoning on the Wick Road appeal, it is clear that the refusal of this application on similar grounds to the Wick Road scheme could not be defended.

FLOOD RISK

Whilst the application is in outline, approval is sought for the proposed layout of the development, and this would include the proposed drainage strategy.

Whilst the application site lies in Flood Zone 1, public comments have been received that this part of Stitchings Lane (presumably including the application site) experiences regular flooding problems, with severe flooding being experienced in December 2012, and these reports are corroborated by press cuttings. At the case officers' request, the applicants have submitted a Flood Risk Assessment and drainage strategy.

The Flood Risk Assessment attributes the localised flooding that has been reported to poor surface water drainage in the area and to surface water runoff. It comments that the

general levels of the land in this area fall from Ham lane along Stitchings Shord Lane down towards Chew Valley Lake, and that when such events happen, the waters drain along Stitchings Shord Lane towards the lake, and therefore would be unlikely to reach such a depth that would prevent vehicles from passing into and along the Lane.

The drainage strategy proposes that all of the roads and driveways within the development would be constructed with permeable surfaces with a layer of free draining stone below. The intention is that this would act as a soakaway with a very large surface area, allowing the maximum amount of infiltration to take place and the depth of stone under the road at its western end would be increased to provide additional attenuation and flood storage. The underlying surface slopes entirely in a westerly direction, which will stop and prevent any overspill onto the lane at the east end. The design includes a series of baffles designed to hold back and slow the flow of water as much as possible.

Highways Drainage confirmed that the drainage strategy was acceptable for the purposes of an outline application, subject to a more detailed strategy being submitted with any subsequent application.

Whilst residents have raised concerns about drainage and flooding issues on Stitching Shord Lane, the site lies within Flood Zone 1 and there is no evidence (or support from the Council's Highways Drainage team) to support a refusal on these grounds. However as recommended by Highways Drainage, a condition should be applied to any consent requiring the submission of a detailed drainage strategy for the site. This should also include the finished floor levels of the proposed dwellings in relation to the 1 in 100 year (plus climate change) flood event to ensure the proposed dwellings would be unaffected in the event of possible surface water flooding.

HIGHWAY SAFETY AND ACCESS CONSIDERATIONS

Stitching Shord Lane, which provides access to the site is narrow, unlit and without pavements and is not ideal in terms of pedestrian safety, however as detailed in the comments from Highways Development Control, the site is in relatively close proximity to the village centre and is served by a public right of way passing through the field to the north and on to Wick road. This (currently un-surfaced) route would be improved as part of the planning obligation requirements negotiated for the consented Cappards Road development (12/04238/OUT).

Highways Development Control advise that whilst the location for development is far from ideal, the development could secure improvements to pedestrian facilities, and on that basis an objection would be difficult to defend. Another significant consideration in accepting the principle of the proposed development in highway terms is the "fallback" position of the B8 storage use, which would have a greater trip generation than the proposed residential use.

This begs the question as to whether the fallback position of an unrestricted B8 (Storage and Distribution) use is genuine; whether this business (or a similar B8 use) could start up again without the need for planning permission, and whether finally, there is a reasonable prospect of the fallback use being taken up.

The application and the Council's records record a 1996 consent for a cold store in association with a wholesale meat company, subsequently followed by a temporary consent for the placement of refrigerated shipping containers. Full details of the nature of the use are not available, but it would appear that this established a B8 use within the hardstandings at the western end of the site. An established B8 use would allow this land to be used for a wide variety of storage and distribution uses without the need for a further planning permission, and it is noted that there are no planning conditions restricting hours of operation of a possible B8 use or preventing outside storage.

The question arises as to whether the established use has been abandoned, which would necessitate planning permission being sought for a B8 use to re-commence on the site.

The issue of "abandonment" has much case law however, the basic rules which have emerged are that abandonment may occur where a use has ceased

- a. due to leaving premises vacant for a considerable period or by allowing the building/s on which the use relies to deteriorate to the extent that re-use would involve what would be tantamount to rebuilding
- b. by the introduction of a different use (whether with or without planning permission) supplanting that which went before.

The single storey cold store which received the original planning consent is still in existence adjacent to Stitching Shord Lane, as is a shipping container and a single storey office building. The hardstandings and access are also fully intact and able to be used. The internal condition of the cold store and shipping container are unknown, however there is little doubt that a storage and distribution use could utilise the hardstandings and office with little or no work.

There is no evidence of the land and buildings being used for other purposes since 2007 / 2008. Taking these factors into account against the above criteria, officers do not consider the established B8 use to be abandoned, and therefore the hardstandings and commercial buildings still have established use rights within Use Class B8.

The final consideration is the weight the Council should give to this fallback position in the consideration of the housing application.

In recent appeal decisions on planning applications, Inspectors have commented that the prospect of a fall back does not have to be probable, or even have a high chance of occurring in order to be a material consideration in the determination of applications.

In this case, the applicants advise that should planning permission be refused for the redevelopment of the site for housing there is a real prospect of the commercial use of the site recommencing and that there has already been a commercial interest expressed from a ground contractor company for use of the site as a depot. The fact that the site appears not to have been in B8 use since approximately 2008 suggests that the resumption of such a use would be less likely than asserted, however given the case law, the impact of the possible fallback consideration (of an unconstrained B8) still needs to be taken into account in considering the impact of the proposed residential use.

On this basis, considering that an unrestrained B8 use would be likely to be able to use the site without the need for planning permission, involving larger vehicles and higher

traffic flows, the proposals are considered to be acceptable in highway terms, subject to contributions of £4,000 and £16,000 being secured, respectively towards a pedestrian crossing facility and public transport improvements.

RESIDENTIAL AMENITY

An objection has been received that proposed plots 1 - 4 would result in the overlooking of the caravan park to the rear of the site, resulting in loss of trade.

The application is in outline, with siting as a reserved matter, so the question is whether it would be possible in principle to accommodate this number of dwellings within the site without unacceptably harming the amenity of surrounding residents. The caravan site is separated from the application site by a substantial boundary hedge, and it seems reasonable that the proposed dwellings could be arranged in a way as to not unduly overlook it. In any event, as with all caravan parks and camp grounds, campers do not have the same expectations of privacy as homeowners do, with effectively all their activities outside their caravan being visible to other guests.

The proposed dwellings could be arranged within the site without giving rise to unacceptable overlooking or overshadowing conflicts with adjoining dwellings.

A possible B8 (Storage and Distribution) Use, which would be likely to be able to occupy the site without the need for planning permission, would have the potential to give rise to significantly higher levels of disruption and loss of amenity than the proposed residents use.

TREE AND HEDGEROW RETENTION

The Council's Tree Officer has no objection to the proposed development, which provides sufficient space for the realistic retention of the mixed row of Hornbeam and Lime on either side of the entrance road.

The applicants have carried out trial inspection pits which confirm that the proposed surface water drainage works would not threaten the retention of the row of trees either side of the access road and this is confirmed by our tree officer.

The Council's urban design and ecologist have raised concerns in respect of the retention of hedgerows on the northern and southern boundaries of the site, which qualify as important under the hedgerow regulations, and are also important in landscape terms.

Whilst the concerns are valid, the current application is in outline and the layout plan submitted is only illustrative, and these issues would properly be addressed through a subsequent reserved matters application. The applicants have however agreed to clauses within the legal agreement for the development requiring covenants to be put on each of the dwellings abutting the hedgerows requiring the householders to maintain and protect the hedgerows. These provisions should also be placed into the Section 106 itself so that the Council is able to take enforcement action if necessary to protect the hedgerows.

Highways Development Control recommend a planning condition which would require minimum visibility splays to be created onto Stitching Shord Lane. The achievement of these visibility standards would be unlikely to have a significant effect on the hedgerow to the east of the access but would be likely to require the removal of approximately 15 - 17 metres of hedgerow to the west of the access. A condition should be applied requiring the reinstatement or translocation of the hedge behind this visibility splay prior to the occupation of the completed development.

LANDSCAPE IMPACT

Whilst on the very edge of the village and partially within the AONB, the site is not a Greenfield site, instead comprising in part, the extended residential curtilage of the property known as Milford Head House and the hardstandings and buildings serving the former storage and distribution use, which can be considered as previously developed land. The site is also visually well contained from the wider landscape, and the illustrative plan suggests that there is potential to develop the site as proposed whilst retaining the prominent avenue of trees leading through the site. As a consequence, whilst outside the Housing Development Boundary, the proposals would not give rise to significant landscape harm.

CONCLUSIONS

As stated earlier in the report, due to the policy situation in BANES and the lack of an agreed 5-year housing supply, the application is to be considered against national guidance set out in the National Planning Policy Framework, with a presumption that the local authority should grant permission unless there are any adverse impacts in doing so that would significantly or demonstrably outweigh the benefits of the scheme. This is the key policy test against which the proposals must be considered.

Taking into account the fallback position of the storage and distribution use, the proposals are considered to be acceptable in highway safety considerations, and would have a convenient pedestrian link through the adjoining Cappards Road development to Wick Road, the primary school and bus stops.

The development would not result in significant harm to the landscape or setting of the Area of Outstanding Natural Beauty and the proposals are consistent with the preservation and retention of the majority of the trees within the site.

Whilst there is anecdotal evidence of flooding in Wick Road and the vicinity of the site, the site is within Flood Zone 1, and a Flood Risk Assessment has been submitted which has the support of Highways drainage Team. The Environment Agency do not object to the application.

Whilst the Parish Council object to the application in principle, particularly in regard of the excessive growth of the village due to recent speculative housing applications, it is clear from the recent allowed appeal decision in respect of application 12/05279/FUL (41 dwellings at Wick Road) that such a stance cannot be defended at appeal.

Taking these considerations together, the adverse impacts of the proposed development would not significantly and demonstrably outweigh the benefits of additional housing

deliver, and therefore the application must be recommended for approval, subject to a Section 106 agreement being signed.

RECOMMENDATION

Authorise the Development Manager of Planning and Transport Development to PERMIT subject to condition(s)

CONDITIONS

A. Authorise the Development Manager to permit the application subject to the applicant entering into a legal agreement to secure:

Education

1. Contributions to fund the need for primary school places and Youth Services provision places arising from the development, the amount of the contribution to be calculated prior to reserved matters consent being granted and calculated in accordance with the Supplementary Planning Document entitled Planning Obligations, adopted July 2009. The agreed contributions shall be provided prior to the commencement of development.

Open Space and Recreational Facilities

2. Contributions to fund the provision of formal open space and allotments off-site to serve the population, and fund the maintenance of any open space provided within the development, the amount of the contribution to be calculated prior to reserved matters consent being granted in accordance with the Supplementary Planning Document entitled Planning Obligations, adopted July 2009. The agreed contributions shall be paid prior to the occupation of the development.

Transport

3. £4,000 towards a pedestrian crossing facility
4. £16,000 towards public transport improvements

Protection of boundary Hedgerows

5. The applicant and subsequent house owners backing onto the hedges on the perimeter of the site shall commit:

a. To not cut back the hedgerow on the north-eastern boundary of the site beyond the line of the post and wire fence forming the boundary of the Property and not to reduce the height of such hedgerow below [x] nor the width of it below [x].

b. To maintain the hedgerow [shown [] on the Plan] in so far as it forms the boundary of the Property and carry out such pruning or cutting as may be necessary (subject always to the covenants in clause [] above) and where within a period of five years from the date of the development being completed such hedgerow dies, is removed, becomes seriously damaged or diseased to replace the same within 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.

These commitments are to be written into covenants to be placed on each of the plots abutting the hedgerows.

B. subject to the prior completion of the above agreement, authorise the head of Planning Services to PERMIT subject to the following conditions (or such conditions as he may determine):

1 The development hereby approved shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the latest.

Reason: As required by Section 92 of the Town and Country Planning Act (as amended), and to avoid the accumulation of unimplemented planning permissions.

2 Approval of the details of the appearance, landscaping, layout and scale of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority before any development is commenced.

Reason: This is an outline planning permission and these matters have been reserved for the subsequent approval of the Local Planning Authority under the provisions of Section 92 of the Town and Country Planning Act (as amended) and Articles 1 and 3 of the General Development Procedure Order 1995 (as amended).

3

A Desk Study and Site Reconnaissance (walkover) survey shall be undertaken to develop a conceptual site model and preliminary risk assessment of the site. The Desk Study shall also be submitted to and approved in writing by the Local Planning Authority. Should the Desk Study identify the likely presence of contamination on the site, whether or not it originates on the site, then full characterisation (site investigation) shall be undertaken in accordance with a methodology which shall previously have been agreed in writing by the Local Planning Authority. Where remediation is necessary, it shall be undertaken in accordance with a remediation scheme which is subject to the approval in writing of the Local Planning Authority and a remediation validation report submitted for the approval of the Local Planning Authority.

Reason

To ensure that risks from land contamination to the current and future users of the land and neighbouring land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

4

In the event that contamination is found at any time when carrying out the approved development, work must be ceased and it must be reported in writing immediately to the Local Planning Authority. The Local Planning Authority Contaminated Land Department

shall be consulted to provide advice regarding any further works required. Unexpected contamination may be indicated by unusual colour, odour, texture or containing unexpected foreign material.

Reason

To ensure that risks from land contamination to the current and future users of the land and neighbouring land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

5 Before the dwellings hereby permitted are first occupied the area between the nearside carriageway edge and lines drawn between a point 2.0m back from the carriageway edge along the centre line of the access and points on the carriageway edge 17 metres from and on both sides of the centre line of the access shall be cleared of obstruction to visibility at and above a height of 600mm above the nearside carriageway level and thereafter maintained free of obstruction at all times.

Reason: In the interests of highway safety.

6 Prior to the occupation of the development the existing vehicular accesses to the west of the proposed access shall be closed and their use permanently abandoned, and the verge/bank reinstated in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

7 Full details of the pedestrian route from the centre of the site to Stitching Shord Lane and joining up with public footpath, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. This route shall be provided prior to the occupation of any part of the development.

Reasons: To ensure a convenient and direct pedestrian route is provided to Wick Road, the primary school and bus stops.

8 No demolition or development activities shall take place until a Detailed Arboricultural Method Statement with Tree Protection Plan has been submitted to and approved in writing by the Local Planning Authority and details within that implemented as appropriate. The final method statement shall incorporate a provisional programme of works; supervision and monitoring details by an Arboricultural Consultant and provision of site visit records and certificates of completion. The statement should also include the control of potentially harmful operations such as the storage, handling and mixing of materials on site, burning, location of site office, service run locations including soakaway locations and movement of people and machinery. No development or other operations shall take place except in complete accordance with the approved Arboricultural Method Statement unless agreed in writing by the local planning authority.

Reason: To ensure that trees to be retained are not adversely affected by the development proposals

9 The local planning authority is to be advised in writing two weeks prior to demolition or development commencing of the fact that the tree protection measures as required are in place and available for inspection.

Reason: To ensure that the trees are protected from potentially damaging activities.

10

Prior to the commencement of development, a detailed strategy or the disposal of surface water indicating the size, type and location of the proposed sustainable drainage scheme should be submitted to and approved in writing by the Local Planning Authority prior to construction. The Drainage Strategy should include:

- Details of pre- and post-development discharge rates. The proposed surface water system should seek the betterment of existing surface water discharge rates.
- Discharge points will need to be agreed with the relevant authorities.
- A drawing showing the size, type and location of drainage features (SuDS and attenuation) with their connection points and discharge rates.
- Simulations of the performance of the system up to the 1 in 100 year (+30% for climate change) return period event showing that no flood water will leave the site and there will be no unsafe flood depths on site.
- details of the Finished Floor Levels in relation to the 1 in 100 year (+ climate change) flood event.

Reason: In the interests of flood risk management.

Condition information: The applicant has indicated that surface water will be disposed of via SuDS. Prior to construction, a drainage strategy indicating the size, type and location of the proposed SuDS should be submitted.

11 A Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority and shall include details of deliveries (including storage arrangements and timings), contractor parking, construction access, wheel wash arrangements and traffic management procedures. The development shall thereafter be carried out in full accordance with the physical and procedural measures set out in the approved Construction Management Plan.

Reason: To ensure the safe operation and ongoing condition of the highway.

12 Prior to the commencement of works to achieve minimum visibility splays onto Stitching Shord Lane (as required by condition 5) a method statement and landscaping plan shall be submitted to and approved in writing by the Local Planning Authority showing the translocation and / or reinstatement of the removed section of native species hedgerow behind the required visibility splay, which shall following any hedgerow removal. The landscaping plan shall show the alignment of the new length of native species hedgerow and shall include a planting specification to include numbers, density, size, species and positions of all new trees and shrubs.

The agreed 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.

Reason: To maintain the appearance of Stitching Shord Lane and maintain habitat provision.

13 Prior to the commencement of development, details of a Scheme for the accommodation of badgers on site and safeguarding or provision of badger runs shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved Scheme or any amendment to the Scheme as approved in writing by the Local Planning Authority.

Reason: To protect badgers and badger activity.

14 Prior to the commencement of development, a scheme and timetable for the removal of the non-native plant variegated yellow archangel shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details and timetable.

Reason: To secure the removal of invasive species.

15 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:

1 PLANS LIST

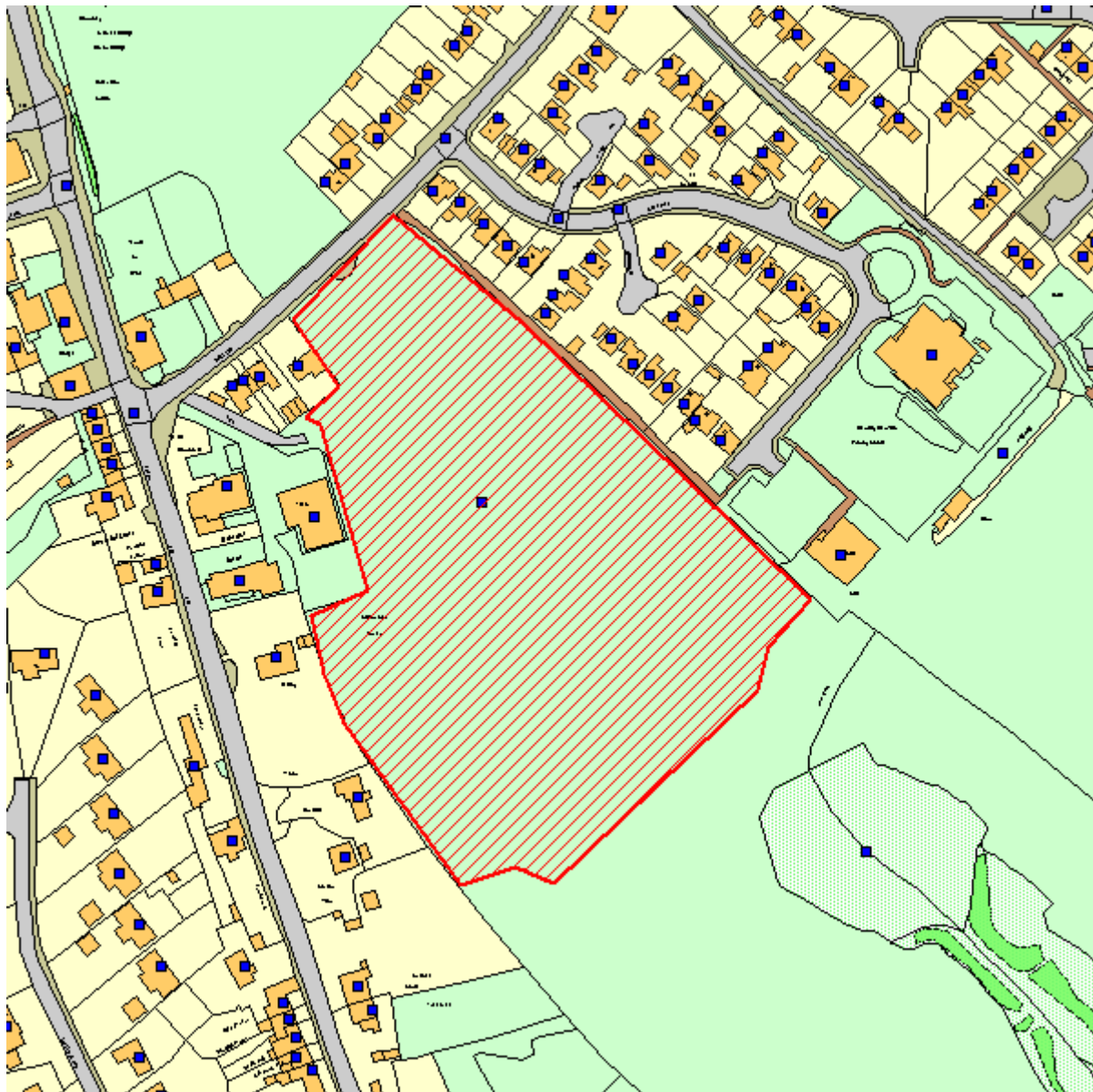
This decision relates to drawing nos

- SITE LOCATION PLAN
- Flood Risk Assessment - Ref 3702 Revision A
- site drainage - SW drainage layout
- Proposed SITE LOCATION PLAN - PERMEABLE AREAS
- Site Survey - drawing 2293/100
- Site Survey - drawing - 29/12
- Tree Protection Plan - 130619-MH-TPP- Re A
- SUSTAINABLE CONSTRUCTION CHECKLIST
- Transport assessment
- TREE report
- WESSEX WATER PLAN
- TRIAL PIT EXCAVATION. SITE INSPECTION RE...

2 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. Informal advice offered by the Local Planning Authority the submitted application was taken into account by the applicant in the design and layout of the scheme. Taking into account these changes and the proposed flood Risk Assessment the proposals were considered to be acceptable.

Item No: 03
Application No: 13/03562/OUT
Site Location: Parcel 3300 Temple Inn Lane Temple Cloud Bristol



Ward: Mendip

Parish: Cameley

LB Grade: N/A

Ward Members: Councillor T Warren

Application Type: Outline Application

Proposal: Development of the site for residential purposes (approximately 70 dwellings), with associated public open space, landscaping and parking. Primary vehicular access from Temple Inn Lane to be determined, (internal access, layout, scale, appearance and landscaping reserved for subsequent approval).

Constraints: Airport Safeguarding Zones, Agric Land Class 1,2,3a, Agric Land Class 1,2,3a, Coal - Standing Advice Area, Forest of Avon, Greenfield site, Public Right of Way, Tree Preservation Order,

Applicant:	Mr E Bruegger
Expiry Date:	29th November 2013
Case Officer:	Daniel Stone

REPORT

At the request of Councillor Tim Warren with the agreement of the Chair, the application is to be considered by committee as the application represents a major development which would affect the whole village.

SITE CONTEXT

The application site consists of a 2.5 hectare agricultural field to the south of Temple Inn Lane, sitting centrally between the main body of the village and the Meadway and Goldney Way housing estate, to the East of the A37 which bisects the village. The site would be accessed off Temple Inn Lane, which in turn has a junction onto the A37.

To the north the site fronts onto Temple Inn Lane. To the east and west, the site backs onto existing residential development. To the south is open countryside and a copse of woodland.

From details submitted by residents the field has been in arable agricultural use for many years, and the land is recorded on the Council's GIS system as being Grade 3 agricultural land, meaning the land is of good to moderate quality in terms of its agricultural production potential.

Public footpath CL 1/3 crosses the site from north-west to south-east. An additional public footpath crosses the field (from east to west) to the south of the proposed development before passing along the eastern boundary of the site with the Meadway housing estate. Aside from the public footpaths the field as a whole appears to be well used by dog walkers, albeit on an informal basis.

The site is located outside the Housing Development Boundary, which closely follows the existing built footprint of the main village to the west and of the Meadway estate to the east. In terms of other designations, the site falls within Flood Zone 1.

Officers note that a planning application is also being considered for the renovation of the existing Temple Inn pub, erection of 9 dwellings and a building comprising 10 letting rooms. This would include vehicular accesses onto Temple Inn Lane and onto the A37.

PROPOSALS

Outline planning permission is sought for the erection of approximately 70 dwellings with associated public open space. Access would be obtained from Temple Inn Lane, which in turn has a junction onto the A37 which passes through Temple Cloud.

The application seeks consent for the means of access, but the Appearance, Layout, Landscaping and Scale of development proposed are reserved matters. This means that the Council is considering the principle of 70 dwellings being erected on the site, and

issues connected with the proposed access arrangements, but all other issues to be considered by means of a subsequent planning application for the "reserved matters".

Issues connected with planning obligations do however need to be considered at this stage.

EIA SCREENING

As the proposal relates to a site that exceeds the 0.5ha threshold under the second column of Schedule 2 of the EIA Regulations 2011 an EIA screening opinion is required.

In accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations, 2001, an EIA screening was carried out and the applicant was formally notified of the decision.

The EIA screening opinion concluded that the proposed development fell well below the threshold of 1000 dwellings and at 1.15 ha is under the threshold of 5ha and that the significance of the impact of the development would be localised.

Based on an assessment of the relevant regulations and guidance it was considered that the proposed development is not classified as EIA Development and a Scoping Opinion would not therefore be required.

RELEVANT PLANNING HISTORY:

16905 - Outline application for 123 houses, Land north of Temple Inn Lane and east of A37. Refused and Dismissed at Appeal, 14.09.95

13/04456/FUL - Mixed use development comprising a 10 bed letting rooms building, 9 residential dwellings, and renovation of the existing public house - Temple Inn, Main Road, Temple Cloud - Pending

SUMMARY OF CONSULTATIONS/REPRESENTATIONS

PLANNING POLICY - No objection in principle

The proposed greenfield development of approximately 70 dwellings is outside of the Temple Cloud housing development boundary and lies within the open countryside and within the Forest of Avon. Therefore the provisions within the National Planning Policy Framework and the presumption in favour of sustainable development are applicable.

HIGHWAYS DEVELOPMENT CONTROL - No objections subject to conditions and subject to a planning obligation securing off-site highway improvements.

The adequacy (in terms of road safety and capacity) of the A37 / Temple Inn Lane junction to cater for the additional traffic associated with the potential development has been considered in detail, and options for improvements have been reviewed. Although the applicant originally promoted a signalised junction improvement, this was not deemed to

be appropriate due to the potential adverse impact on traffic travelling along the A37 and the close proximity of the existing pedestrian crossing. Following this decision, the sightlines available at the existing junction and also the traffic speeds of vehicles travelling along the A37 were examined. This exercise has demonstrated that the available sight lines at the junction "stop line" are adequate for motorists joining the A37. This is, however, dependent on motorists obeying the "stop line" order and the 30mph speed limit that applies on the A37 at this location. To ensure that speeds on the A37 are maintained at or below the 30mph speed limit, a contribution of £75,000 is sought to fund speed reactive signs and the installation of a speed camera on the A37 in the vicinity of the A37 / Temple Inn Lane junction. This funding would need to be secured as part of any Section 106 agreement.

There is a significant amount of "street clutter" immediately adjacent to the junction and steps will need to be taken to ensure that the signing is rationalised. This will provide clearer sight lines and reduce potential distraction. Historically, it is also known that vehicles parked on the footway at this location. A contribution of £10,000 is sought to resolve this issue. Again, this funding would need to be secured as part of any Section 106 agreement.

It is noted that a single personal injury accident has recently occurred in the vicinity of the A37 / Temple Inn Lane junction, however, this single incident does not indicate that there is an established road safety problem and it is not possible for the highway authority to object on these grounds in this instance.

I note that a requirement for a footpath link from the site to connect with the existing footpath PROW CL1/4 was previously discussed, and this is a requirement of any permission. This requirement to provide a footpath connection should be secured as part of the Section 106 agreement

COLLISION INVESTIGATION UNIT - AVON AND SOMERSET CONSTABULARY -
Raised concerns regarding highway safety.

The main A37 through the village used to be safeguarded by a Gatso speed camera; in line with recent policy changes this is no longer operational. I have been told by residents that the speed along the A37 has noticeably increased since the camera removal, thus making the emergence from Temple Inn Lane more difficult.

On the northern side of Temple Inn lane there is the Temple Inn, this is situated very close to the main carriageway and does obstruct the view to the north of approaching vehicles. The view south is obscured further by an abundance of street furniture and a large stone wall of an adjoining premises. The road drops down over a brow and then continues downhill and the road also narrows at this point.

The A37 is already a busy route with a significant proportion of the vehicles using the road being large goods vehicles. Temple Inn Lane leads to Cameley Primary School. There is a collection point for secondary school age children on the main A37 just north of Paulmont Rise which is close to the junction of Temple Inn Lane.

I have attended and viewed the traffic using this road junction at various times of the day and have found that traffic emerging from Temple Inn Lane has great difficulty in

identifying gaps and merging with traffic on the main road. Large Goods Vehicles turning into Temple Inn Lane do so using the entire width of the road to the detriment of others approaching the junction with the main road.

From my observations and concerns raised by residents I believe that any increase in volume and size of vehicles using this junction would greatly increase the risks to pedestrians and other road users. Vehicles supplying any buildings sites from this junction would greatly increase the risk to pedestrians and other road users with the potential to create a collision hotspot. If the planning application was to succeed then remedial works to improve the junction of Temple Inn Lane and the main A37 should be considered.

A safety audit should be carried out with a view to making recommendations about the junction before any planning application is approved. I understand that there have been concerns previously identified by planning officers on a separate application.

EDUCATION

No objection to the proposed housing development subject to the contributions of £84,324.45 being secured as follows:

- £71,718.15 - to fund 5.52 Primary age pupil places
- £12,606.30 to fund 9.45 Youth Services provision places

The calculation given above is based on the indicative layout. The exact contribution would differ according to the housing mix put forward at reserved matters stage.

HOUSING - No objections in principle.

The outline application proposed 35% affordable housing in accordance with policy. Concerns were raised about the proposed housing mix and lack of 4 bed affordable dwellings. The housing mix should serve the housing needs of the district, not just of the host parish.

PARKS TEAM

No objection subject to the inclusion of a formula within the Section 106 legal agreement to secure contributions to formal green space and allotment provision, depending on the housing mix and numbers and amount of on-site open space provision proposed through any subsequent reserved matters application.

LANDSCAPE ARCHITECT - (Advice at pre-application stage)

I agree with the general findings of the outline Landscape and Visual Impact Assessment in terms of the attributes of and effects on the local landscape. I do not think that there would be any significant landscape (physical or character) or visual impacts. I would not object to the overall principle of development on this site.

Sensitive design, in respect of those few important aspects of the site, is the key to a successful development. In that respect, the PROW, the Oak tree, perimeter hedges and

the south-eastern boundary appear to me to be the main elements and I do not think the submitted layout has dealt with these appropriately.

I would prefer to see perimeter hedging excluded from private gardens where possible. Ongoing Management of these hedges is very important and needs to be unified and not left to individual owners. The SE boundary is a fictional line and the development seems to end abruptly and with no real and appropriate edge or buffer to the countryside beyond. It would appear to me to be more sensible to properly incorporate the Oak tree, which is the only main feature, within the site as a focal point and have the open space provision acting as the buffer and setting for the tree.

HIGHWAYS DRAINAGE - No objection subject to conditions.

ARCHAEOLOGY - No objection subject to conditions.

During construction of the neighbouring Tiledown housing estate a Roman stone coffin burial was discovered (B&NES Historic Environment Record: MBN1103), indicating that this is a possible area Roman-British activity/occupation.

PUBLIC RIGHTS OF WAY TEAM

Public footpaths CL1/3 and CL1/17 run across and along the proposed site (please see the attached plan). It is noted on the Transport Assessment that the developer acknowledges the public rights of way. In order for the development to go ahead as shown in the plans, these two footpaths must be legally diverted. Public Rights of Way will object if the definitive line and widths of the paths are affected by the development without a diversion order

ECOLOGY - No objection subject to conditions.

Further to my advice of 21st Nov additional clarification has been submitted to confirm the minimum width that shall be provided for the retained hedgerow.

Whilst this solution would still not provide the optimal ecological solution at this site I consider on balance it is potentially acceptable, subject to the submitted details being implemented, and I do not object to the proposal. The submitted details of hedgerow protection dated 26th November and all the recommendations of the ecological survey report should be implemented and I would recommend this is secured by condition.

ARBORICULTURE - No objection

I refer to previous arboricultural comments made on 15th October 2013. I withdraw my objection on the basis that the comments related to the Illustrative Masterplan whereas this application is for access with all other matters reserved.

The Masterplan has since been revised (drawing 13130/3200 C) to address comments made concerning the trees and hedging along the north eastern boundary. The proposal is to place fencing along the rear boundaries between the gardens and hedge. The location of one of the garages remains close to the boundary and consideration should be given to moving this to the west.

The applicant should revisit the relationship between the dwellings and gardens in the proximity of T7 of the tree survey. Any future applications should also demonstrate that the positioning of the first plot has adequately taken into account the above and below ground constraints for T2.

A full application would need to include a plan accurately positioning the existing trees to be retained and incorporating the tree numbers as used within the tree survey. An arboricultural impact assessment will also be required.

ECONOMIC REGENERATION - No objection subject to a targeted recruitment and training target and a financial contribution of £10,000 being secured through the Section 106 agreement.

COAL AUTHORITY - NO OBJECTION

The application site does not fall within the defined Development High Risk Area and is located instead within the defined Development Low Risk Area. This means that there is no requirement for a Coal Mining Risk Assessment to be submitted or for The Coal Authority to be consulted.

ENVIRONMENT AGENCY - no objection subject to conditions

CONSULTATION

Consultation letters were sent out to 143 adjoining properties, a notification appeared in the local paper and a site notice was displayed. To date 113 objections have been received, 5 letters of support and 4 letters with general observations. Additionally a petition was received objecting to the proposed development from 347 signatories, and 75 additional standard letters of objection. An additional petition was received against the development from 49 signatories. In summary, the objections raised, the following issues:

Traffic Congestion / Highway Safety

- The development will cause further traffic congestion on the A37, which is already heavily trafficked, with daily queues on Temple Inn Lane to get onto the A37, and tailbacks caused by the traffic lights at White Cross / Hallatrow and Farrington Gurney.
- Large vehicles cannot pass on the A37 to the south of Temple Inn Lane as it is - if two lorries meet in the queue for the traffic lights the road will be gridlocked.
- The traffic through Temple Cloud is not speed checked and the speed limit signs do nothing to slow traffic speeds.
- The A37 is a dangerous road for pedestrians, with the wing mirrors of lorries and coaches coming perilously close to the heads of pedestrians
- The additional traffic lights would complicate children's walking routes to school and routes to the secondary school pick-up on the A37.

- The traffic camera suggested by the Highways officer would slow the traffic down to 30mph it will not have any effect on the junction with its limited visibility, especially northbound, as detailed in correspondence received from Avon and Somerset Police.

- It is not possible to put in traffic calming measures i.e. speed humps / road narrowing along this section of Temple Inn Lane due to it being a recognised HGV route.
- Two vehicle activated speed signs will have no impact on the speed of traffic as can be seen in other locations where such signs have been installed
- The application refers to a convenient route to the school to the rear of the telephone exchange. This would require children to cross Temple Inn Lane / A37 in a very unsafe position, with no traffic light and is not a safe route to school.
- The nearby country lanes cannot cope with existing traffic volumes and will be used as a rat run.
- The assessment should take into account traffic from the new developments at the Old Glass factory, the new housing at Tiledown and the old Goldney House development.
- Object to loss of parking in Temple Inn Lane.
- A bypass is needed to take traffic (and HGV's) away from the Village centre, and to make this development safe.
- In 2000, planning permission was refused for a housing application on highway safety grounds.
- The traffic queues on the A37 will exacerbate air pollution.
- How would agricultural vehicles access the remaining field south of the proposed development? Would agricultural vehicles be expected to drive through the new "estate" to gain access to the remainder of the current field?

Safety of Temple Inn Lane Junction and road

- There is no right hand turn filter lane into Temple Inn Lane.
- Temple Inn Lane is too narrow - HGV's have to take up the full road width to exit onto the A37 and often mount the pavement.
- There are frequent near misses on the Temple Inn Lane Junction. The problem has been made worse since the speed camera and the pedestrian control officer have been withdrawn.
- Since 2000 the amount of commercial vehicles and HGVs using Temple Inn Lane to access the Trident Works and other businesses has increased significantly.
- The local company 'Oakus' has recently moved their business to Trident Works, Marsh lane business Park and already causing problems getting out from Temple Inn Lane onto the main A37.

Principle of Development

- There is no need for 70 homes - Temple Cloud is doing well on fulfilling its requirements for the Core Strategy (which requires 50 dwellings to be built over the period to 2029), and now needs to provide just 8 more homes to meet this requirement, which could be fulfilled by the 9 dwellings proposed at the Temple Inn pub site.
- Taking into account this application, the Temple Inn Pub development, and other recent approvals, the total of new dwellings in Temple Cloud would be circa 115 dwellings, far in excess of the Core Strategy requirements.
- The proposals are out of scale and proportion with what is a small village, increasing total village dwellings by 14% in one hit.

- Temple Cloud has had large scale development recently with 24 "Affordable Homes" developed in Goldney Way with no extra amenities given to the village,
- The proposals are unsustainable, will increase the need to travel and generate additional greenhouse gases
- The proposals will bring no employment to the village
- Object to these speculative developments, taking advantage of the loophole created by the lack of an Adopted Core Strategy.
- There is no direct bus route to Bath. The bus service to Bristol is overcrowded in peak hours.
- Despite this particular application only referring to 70 houses the remainder of the field has been identified as a candidate for further development for an additional 170 homes.

Affordable Housing

- The village already has 91 affordable dwellings, more affordable housing than any other village in the surrounding area

Infrastructure

- The development will overload the services in the village: the school (which is near capacity) and doctors surgery. The village shop is small, with limited and expensive stock.
- The contributions offered to provide school spaces under-estimate the likely impact. BANES also needs to take into account the impact of the Maynard Terrace development in Clutton. When Clutton Primary school is oversubscribed these children will most likely attend Cameley primary school.
- A £50,000 contribution to public transport is insufficient to provide long term support to public transport where there is at present no direct link between Temple Cloud and Clutton with Bath.

Urban Design considerations + Visual Impact

- Impact on the rural character of the village
- Loss of view and outlook over the undeveloped fields
- Development is too dense and would be too close to neighbouring properties in Meadway and Ashmead.
- This land forms the transition zone between building and open countryside - the proposals should not extend so far into the field
- The development of the fields will harm the rural character of the village
- Indicative layout/ form - Should outline consent be granted, at reserved matters stage, the layout and form of development should be devised to generate greater opportunities for natural/ passive surveillance of the village hall car park and open space beyond.
-

Residential Amenity

- Object to traffic lights outside my house, with a constant queue of traffic causing noise and fumes
- Overlooking, overbearing effects on 3 Temple Inn Lane and 7 Ashmead.
- Concerned about the impact of roots affecting our foundations, 3 Temple Inn Lane.

Loss of Agricultural Land

- Object to loss of agricultural land which is needed for crop growing and is well used. The land is in long-term arable use for a variety of crop production including wheat, barley, maize and oil seed rape and Natural England record the land as being grade 2 land (very good quality agricultural land).
- The development is a direct contravention of the NPPF (paragraph 112), which advises that local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.

Trees and Ecology

- Object to the effect on local wildlife, including deer, badgers and slow-worms.
- How would the hedge on the northern boundary be maintained if planning were to be approved as the proposed back gardens of the new houses are backing straight on to it?
- The Arboricultural report is inaccurate.

Planning Obligations

- Open Space provision - 2 areas have been provided within the site, including formal and informal provision. Opportunities should be explored to secure S106 contributions for the formalised children's play area (sited to the rear of the school). The existing facilities are of a very poor quality. Given the quantum of additional housing within this proposal and the proximity between the application site and the play area, it is likely that there would be a significant demand from the new housing which would require direct mitigation.
- Education Contributions - £68,859 (on the basis that additional space for approximately 6 pupils needs to be found). This does appear a low contribution for a major development of 70 residential units. Has the assumption that there is additional capacity within the school been fully explored with Education?
- Employment/ skills initiatives - Whilst not an employment use, can opportunities be explored for local labour initiatives given the quantum of residential development proposed?
- The entrance to Temple Inn Lane from the A37 is cluttered with highways signage, which would be exacerbated with additional traffic light control systems. Have discussions been explored to secure benefits to the setting of this proposal and the historic buildings at the entrance to Temple Inn Lane.
- Open Space provision - 2 areas have been provided within the site, including formal and informal provision. Opportunities should be explored to secure S106 contributions for the formalised children's play area (sited to the rear of the school). The existing facilities are of a very poor quality. Given the quantum of additional housing

within this proposal and the proximity between the application site and the play area, it is likely that there would be a significant demand from the new housing which would require direct mitigation.

Other

- The field has had coal mining activities occur beneath it and is unstable. Two nearby dwellings have already suffered from subsidence.
- Impact on the setting of the Mendips Area of Outstanding Natural Beauty
- Will the building work go to local contractors?
- The site floods, and the development will increase flood risk elsewhere.
- Teenagers in the village have nothing to do. The proposals make no provision for teenagers.

The letters of support can be summarised as follows:

- Temple Cloud easily has the capacity to accommodate 70 new properties
- I support this development provided houses aren't crammed in, there is sympathetic landscaping and land is provided for allotments for villagers.
- The school needs more children to go back up to 5 classes as it was a couple of years ago.
- Additional homes will improve the village, supporting local business.
- I do not believe that improved traffic control system will cause grid lock as we have similar traffic control to the south of the village

CLUTTON PARISH COUNCIL - Object

Clutton Parish Council considered the above proposed development in Temple Cloud at its last meeting, and instructed me to express its concern at the considerable increases in traffic likely to arise from this development, if permitted, both on the A37 - which is as you will know already VERY busy and frequently congested at exactly the junction where most of this increased traffic is likely to join it - and on the Marsh Lane route into and through Clutton to which, as you may know, my Council has repeatedly asked B&NES to give very serious thought before permitting any development which is likely to increase traffic on it.

CAMELEY PARISH COUNCIL - Object

There are concerns over the additional traffic that would be generated by this proposed development using Temple Inn Lane which is already a designated H.G.V. route. The additional traffic will cause problems for pedestrians especially children.

- There are concerns over the proposed traffic light controlled junction where Temple Inn Lane meets the A37. At the moment the road south of the junction is too narrow for lorries to pass in places. The proposed Traffic lights would be likely to cause more traffic jams and cause consequent pollution to houses lining the A37 and to pedestrians using the pavement.
- The additional 70 houses is in excess of the figure suggested for Greenfield sites in the emerging Core Strategy
- The Parish Council has concerns that existing village amenities such as the school and the doctors surgery will not be able to cope with the additional numbers of people.

HIGH LITTLETON PARISH COUNCIL raised concerns about the lack of infrastructure, in particular access via Hart's Lane.

CLLR THOMAS HEMMINGS - Object

Councilor Hemmings raised concerns about the sustainability of the site, about a housing development of this scale in a settlement with few facilities and little employment and about the impact of the development on road safety and congestion. The Temple Inn Lane / A37 junction is flawed, as is the A37 south of it (due to HGV's being unable to pass each other), but currently just about copes due to the sensibilities of drivers. Should light control be introduced, drivers will be forced into scenarios which will result in gridlock.

The Core Strategy states that rural villages must accommodate 50 new homes during its lifespan.

Temple Cloud has already accommodated 35, and should be allowed to fulfil the remainder of its quota by growing at a slow rate, as villages always have done, without destroying its dynamic forever.

Councilor Hemmings full comments are available on the Council's website.

POLICIES/LEGISLATION

POLICIES

Bath and North East Somerset Local Plan Including Minerals and Waste Adopted 2007

- D.2 - General design and public realm considerations
- D.4 - Townscape Considerations
- BH.6 - Development affecting Conservation Areas
- BH.8 Improvement work in Conservation Areas
- BH.12 Important archaeological remains
- HG.4 Residential development in the urban areas and R.1 settlements
- HG.7 Minimum residential density
- HG.9 Affordable housing on rural exceptions sites
- T.1 Overarching access policy
- T.3 Promotion of walking and use of public transport
- T.6 Cycling Strategy: cycle parking
- T.24 General development control and access policy
- T.26 On-site parking and servicing provision
- NE.1 Landscape character
- NE.2 Areas of Outstanding Natural Beauty
- NE.10 Nationally important species and habitats
- NE.11 Locally important species & habitats
- NE.12 Natural features: retention, new provision and management
- NE.13 - Water Source Protection Area
- IMP.1 Planning obligations

Bath and North East, Somerset, Bristol, North Somerset, South Gloucestershire Joint Replacement Structure Plan (Adopted September 2002)

- Policy 1 - Sustainable Development
- Policy 17 - Landscape Character
- Policy 54 - Car Parking

Bath and North East Somerset Draft Core Strategy

- DW1 District Wide Spatial Strategy
 - RA1 - Development in the Villages meeting the listed criteria
 - RA2 - Development in Villages outside the Green Belt not meeting Policy RA1 Criteria
 - CP2 - Sustainable Construction
 - CP6 Environmental Quality
 - CP9 - Affordable Housing
 - CP10 - Housing Mix
 - CP13 - Infrastructure Provision
- ET.4 Employment development in and adjoining rural settlements
 ET.5 Employment development in the 'countryside'

- Planning Obligations Supplementary Planning Document - Adopted July 2009
- National Planning Policy Framework

OFFICER ASSESSMENT

KEY ISSUES:

A. IS THE PRINCIPLE OF RESIDENTIAL DEVELOPMENT ACCEPTABLE ON THIS SITE?

Policy Context

Local Plan Policies SC.1 and HG.4 define Temple Cloud as an R1 village, where residential development within the housing development boundary will be permitted if it is appropriate to the scale of the settlement in terms of the availability of facilities and employment opportunities and accessibility to public transport.

Policy RA1 of the Draft Core Strategy advises that within or adjoining the housing development boundary proposals for residential development will be acceptable where they are of a scale, character and appropriate to the scale of the settlement, provided that the proposal is in accordance with the spatial strategy for the District set out under policy DW1 and the village has:

- a) at least 3 of the following key facilities within the village: post office, school, community meeting place and convenience shop, and
- b) at least a daily Monday-Saturday public transport service to main centres.

Draft Core Strategy policy RA1 advises that such settlements will receive approximately 50 dwellings over the Plan period.

In terms of the criteria set out above in draft Policy RA1, Temple Cloud has reasonable access to community facilities, with a primary school, church, petrol station and

convenience store, plus a village hall and a frequent bus service to Bath and Bristol in southwards to Midsomer Norton, Wells and Clutton. The majority of these facilities are within easy walking distance of the site. Whilst the village is relatively accessible in terms of public transport provision, the village is not well provided for in terms of employment provision. Additionally, for a village of its size, the shop within the petrol station is limited in size.

The site lies outside the existing Housing Development Boundary. Ordinarily therefore, the proposals would be recommended for refusal as being contrary to the above policies.

As part of its work on the emerging Core Strategy the Council considers that it has a 5 year supply of deliverable housing land against the emerging Core Strategy requirement of around 13,000 homes. The Core Strategy Examination Inspector has agreed, through his note ID/44, that the strategic housing requirement is around 13,000 homes or less. However, the Inspector has not yet considered 5 year land supply issues which remain subject to significant unresolved objections. In accordance with NPPF, para 216 only limited weight can be attached to the 5 year land supply position

For the purposes of this application the Council therefore accepts that it is unable to demonstrate a 5 year supply of deliverable housing land as required by NPPF, para 47. In addition the Adopted Local Plan is out of date and the Core Strategy has yet to be adopted.

Taking into account the guidance in the National Planning Policy Framework (that LPA's should meet the housing needs in their areas, and have up-to-date plans) at present housing applications are to be considered against the guidance in the National Planning Policy Framework, with a presumption being applied in favour of sustainable development, the assumption being that such applications should be approved "unless the adverse impacts of development significantly and demonstrably outweigh the benefits". This is the key test which must be applied in determining whether the application should be approved or refused.

Whilst there are concerns about access to nearby sources of employment, for a rural location the site has all the facilities discussed in policy RA1, is within walking distance of the school and is readily accessible by public transport, albeit with no direct access to Bath by bus. Officers therefore conclude that the fact that the site falls outside the housing development boundary is not sufficient to justify the refusal of the application, and unless there are specific, demonstrable impacts which substantially outweigh the benefits of the additional housing delivered, in principle the application could not be resisted on planning policy grounds.

B. IS THE PROPOSED DEVELOPMENT ACCEPTABLE IN TERMS OF TRANSPORT AND HIGHWAY SAFETY CONSIDERATIONS?

Highway Safety

The overwhelming majority of objections to the application have raised concerns about highway safety conditions on the A37 and on the Temple Inn Lane junction and also the safety of pedestrians walking along the A37, and officers consider these to be the most significant issues in the determination of the application.

The NPPF advises (para 32.) that decisions should take account of whether the opportunities for sustainable transport modes have been taken up, to reduce the need for major transport infrastructure.. and whether safe and suitable access to the site can be achieved for all people. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

In this case the application originally the application proposed off-site highway works consisting of the installation of a fully signalised junction where Temple Inn Lane joins the A37, with traffic lights provided on all junction arms and with the traffic lights at the pedestrian crossing integrated into this system. Residents and the Council's Highways team raised concerns that whilst this might resolve the immediate safety problems in respect of the Temple Inn Lane junction, it would give rise to unacceptable delays traffic using A37.

Highways Officers have instead suggested that contributions are provided to fund the installation of a Vehicular Activated Signs, a keep clear yellow box around the Temple Inn Lane junction. The Vehicular Activated Sign is a blinking red sign which activates if motorists exceed the speed limit, thereby reducing average traffic speeds and increasing the time in which motorists can exit Temple Inn Lane onto the A37. Additional traffic calming measures consist of the installation of a raised table on Temple Inn Lane at the new junction into the site from Temple Inn Lane.

Contributions of £10,000 are also sought to rationalise the signage immediately to the south of the Temple Inn Lane junction, which at the moment blocks visibility to the south. The same contribution is sought on application 13/04456/FUL (for 10 dwellings at Temple Inn). The planning obligation would be written so that if both developments were to go ahead, each would pay half of the costs.

Given the number of objections from residents, and volume of traffic utilising the A37, Highways officers have considered the application in depth and have visited the site to survey average speeds on the A37 and to measure the visibility splays. This confirmed that the average speed at the junction was below 30 miles per hour (27.8 mph) and that at this speed the visibility splays are adequate.

They confirm that in combination the measures offered will resolve the highway safety concerns set out above and lessen traffic speeds and that overall the proposals are acceptable in highway safety terms.

Accessibility

As detailed in the highways comments, the site offers the potential for convenient access to the adjoining primary school which is located in the adjoining Meadway development, and the public footpaths that cross the site will offer good access to this, both for residents of the development and existing residents, and the illustrative plan shows public footpath CL1/3 being diverted to allow direct access through to the school. However, there is 3rd party land between the application site and the school, and the footpath needs to be diverted, and compensation paid to the 3rd party owner to ensure that a legal and convenient route can be provided. The public rights of way team advise that including the costs for the legal order, the 3rd party compensation and the costs of the physical work,

contributions of £13,000 should be provided, with any unused funds returned to the developer.

From a similar perspective, the development relates poorly to the route of public footpath CL1/4 which crosses the field from south-west to north-east to the south of the residential development. Whilst this offers good access for existing residents from the village walking to the school or village hall, the layout shown doesn't respond well to the desire line of residents of the development wishing to use this footpath to walk towards the southern end of the village, in that the formal, legal route of the public right of way goes across the field from the eastern edge of the proposed development, with no short cut from the south-western corner.

Should the application be approved, it is recommended that an additional clause be written into the Section 106 agreement to require a pedestrian link to be provided in perpetuity linking from the south-western corner of the development to public footpath CL1/4. As footpath CL1/4 is not hard surfaced there would be no reason for the link path to be hard surfaced.

Contributions of £50,000 are also offered to improve public transport. These funds would be used to extend Somer bus route 169 (which has been funded to run from Clutton to Bath and would run 6 services per day) to instead begin its route at Temple Cloud. These funds will subsidise the expansion of this service for 4 years.

Subject to the required obligations being entered into, the proposals are considered to be acceptable in highway safety and accessibility terms.

C. IS THE LOSS OF AGRICULTURAL LAND ACCEPTABLE?

The NPPF advises (paragraph 112) that Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.

Whilst the applicants describe the agricultural fields as underused, residents have submitted numerous photos showing the fields in arable production and report the fields as being consistently used for arable crop production. On the basis of the details received, the fields look to have been well used for agricultural production.

The council's records show the land being Grade 3 agricultural land (of good to moderate quality) whilst objectors comment that Natural England record the land as being grade 2 land (very good quality). It is not clear which record is correct.

Whilst the proposed development would result in the loss of agricultural land of moderate to very good quality, given the presumption in favour of sustainable development, officers do not consider that this adverse impact would demonstrably or substantially outweigh the benefits of the additional housing delivered.

D. ARE THE PROPOSALS ACCEPTABLE IN TERMS OF THEIR LANDSCAPE IMPACTS, TREE IMPACTS, DESIGN AND RELATIONSHIP WITH ADJOINING RESIDENTIAL AREAS?

Landscape Impact

The site was assessed as part of the Strategic Housing Land Availability Assessment, which provided commentary on the likely landscape impact arising from the development of the site.

This commented that the impact of the development on landscape character would be low given the current influence of development around much of the area. The development would have a low visual impact from the wider countryside in that it is visually enclosed by development and the landform. There would be a moderate effect from surrounding houses due to the loss of the semi-rural aspect and a moderate effect from public footpaths which are already running along the developed boundary. The development could be successfully mitigated by allowing sufficient room in the development for large growing specimen trees as features and provision of a native hedgerow along the boundary with the countryside which should not be incorporated into garden boundaries.

In respect of this specific application Planning and Landscape officers would back up this assessment. The proposed development would have a locally significant impact, due to the loss of the semi-rural outlook for surrounding dwellings and also the significant change to the setting of public footpaths passing through the site. The wider impacts would however be relatively limited, in that the fields are significantly influenced and contained by the existing residential areas to the east and west.

Landscape Officers commented at pre-application stage that the housing development ended arbitrarily and logically should have included the oak tree in the centre of the field, which is the main landscape feature. Planning officers agree, and also consider that the development could have a better relationship with the public footpath CL1/4 which would be a logical south-eastern boundary to the development. However this is not considered to be supportable as a reason for the refusal of the application. If approved the planning obligation package would include a commitment to provide a pedestrian link between the south-west corner of the site and footpath CL1/4 which would resolve this concern.

Given the need to find additional housing land, and presumption in favour of sustainable development, officers do not consider that the application could sustainably be refused on the grounds of its landscape and visual impacts.

Design, Layout and Tree Impacts

The application is in outline and therefore the layout plan is an illustration of how the development could look, but is not submitted for formal consideration. Officers consider that there is sufficient space within the site for a development of 70 dwellings to be designed without resulting in unacceptable harm to adjoining residents through overshadowing or overlooking effects.

Further design work is needed to resolve the layout, and in particular to ensure that the public rights of way that pass through the site influence the design of the roads and

spaces through which they would pass, however these issues can also be discussed and resolved at reserved matters stage, at which point the detailed design of the individual buildings and spaces will also be considered. Issues such as overlooking and overshadowing would also be addressed at this time.

The proposals take measures to protect the hedgerow on the northern boundary of the site, which is of ecological importance, and which would be retained within a buffer zone beyond residents gardens, with a hit and miss fence constructed inside the line of the hedgerow. This would enable residents to cut back the hedge to the line of the hit and miss fence, but would leave it unaffected beyond this boundary.

It is not considered that there are any design issues that would justify this outline application being refused, or that are not capable of being addressed through amendments to the layout and design of the scheme at reserved matters stage.

E. ARE THE PROPOSALS ACCEPTABLE IN TERMS OF THE DELIVERY OF PLANNING OBLIGATIONS?

The development would provide all of the planning obligations required of it, as set out in the Supplementary Planning Document entitled Planning Obligations, providing affordable housing, contributions to enhance educational provision and recreational provision to meet the needs of the increased population and transport enhancements.

The contributions towards education and public open space will depend on the housing mix and extent of public open space to be provided within the site, but neither of these variables are fixed at present. Therefore, whilst officers in these departments have indicated the scale of contributions that would be justified on the basis of the indicative details submitted, the planning agreement will provide security that contributions will be provided to mitigate these impacts, with the exact amount of the contribution being agreed at reserved matters stage according to the housing mix and exact number of dwellings.

A £10,000 contribution has been requested by the Council's Economic Regeneration team to fund a training and work experience initiative during construction works. Whilst undoubtedly beneficial, adopted planning policy lends no support to requiring such a contribution, and therefore this cannot be made a requirement of the planning obligation, however the applicants have agreed to accept a condition requiring a local employment and training scheme to be put forward during the construction of the development. This would achieve some of the same objectives, albeit without requiring a financial contribution on the part of the developer.

Residents have requested that contributions be set aside towards the repair of the play equipment located to the back of Cameley School which would be more intensively used as a result of the development going ahead. The latest information is that this playground has been repaired and is now in full working order, and therefore no funds are necessary to bring it back into working order, however officers are currently seeking clarification from the Parks department as to whether contribution should be required to upgrade this facility, which is well related to the application site.

Whilst the development offers to deliver affordable housing at a rate of 35% the Council's housing department has raised concerns about the overall housing mix and type of some

of the affordable housing proposed (which would not meet local needs), and that affordable housing would be grouped together rather than pepper-potted across the development as is council policy.

As is noted in the application however, the application is in outline, and therefore these matters will be considered in due course as part of the reserved matters application, and can also be controlled through the Section 106 Planning Agreement.

CONCLUSIONS

As stated earlier in the report, due to the policy situation in BANES, the application is to be considered against national guidance set out in the National Planning Policy Framework, with a presumption that the local authority should grant permission unless there are any adverse impacts in doing so that would significantly or demonstrably outweigh the benefits of the scheme. This is the key policy test against which the proposals must be considered.

Whilst outside the housing development boundary, the site is relatively accessible, with the primary school, village hall, shop and bus stop within 400 metres. The site is however not well served in terms of provision of employment within walking or cycling distance of the site.

The Councils Highways department advise that the proposals are acceptable in terms of highway safety.

The development would provide housing which would help to meet the shortfall within the district, would incorporate affordable housing and would provide the appropriate contributions to off-set the impact of the development, both in terms of the capacity of the school, pedestrian and public transport infrastructure and public open space.

Whilst there are significant public objections to the scheme, and officers consider that the development would cause some landscape harm and harm through the loss of moderate to good agricultural land this degree of harm would not substantially and demonstrably outweigh the benefits of the development, which in the main would consist of providing additional housing to meet the shortage in the district.

RECOMMENDATION

Authorise the Development Manager of Planning and Transport Development to PERMIT subject to condition(s)

CONDITIONS

A. Authorise the Planning and Environmental Law Manager to enter into a Section 106 Agreement to secure:

Transport and Accessibility

1. £75,000 towards the cost of speed restraint measures and safety schemes (including vehicle activated signs) on the A37 which will help improve the operation of the Temple Inn Lane junction;
2. £10,000 to fund the rationalisation of signage on the junction of Temple Inn Lane with the A37; or part thereof should planning application 13/04456/FUL be approved.
3. £50,000 towards the enhancement of public transport to serve the proposed development;
4. £13,000 towards the costs of diverting public footpath CL1/3 to allow direct access to Cameley Church of England Primary School and to fund 3rd party compensation, any unused funds to be returned to the developer;
5. The provision in perpetuity of a pedestrian link between the south-west corner of the site and footpath CL1/4 to provide a continuous and convenient legal route towards the southern edge of the village for residents of this part of the development. This link shall be available for public use at all times; and
6. The implementation of the site access works shown in drawing 12001/200 the works to be completed prior to the first occupation of the development.

Affordable Housing

7. The provision, on site, of 35% Affordable Housing the housing mix to be agreed in writing with Bath and North East Somerset Council

Open Space and Recreational Facilities

8. Contributions to fund the provision of formal open space and allotments off-site to serve the population, and fund the maintenance of any open space provided within the development, the amount of the contribution to be calculated prior to reserved matters consent being granted in accordance with the Supplementary Planning Document entitled Planning Obligations, adopted July 2009, or any equivalent subsequently adopted Document. The agreed contributions shall be paid prior to the occupation of the development.
9. Details of the arrangements for the on-site maintenance of public open space, local food production area and existing/proposed trees, hedgerows and landscaping.

Education

10. Contributions to fund the need for primary school places and Youth Services provision places arising from the development, the amount of the contribution to be calculated prior to reserved matters consent being granted and calculated in accordance with the Supplementary Planning Document entitled Planning Obligations, adopted July 2009, or any equivalent subsequently adopted Document. The agreed contributions shall be provided prior to the commencement of development.

Community Facilities

11. Contribution of £80,000 towards the upgrading of Village Hall facilities (extensions and resurfacing of car park)

Protection of northern Hedgerow

12. The applicant and subsequent house owners backing onto the north-eastern hedge boundary shall commit:

a. To not cut back the hedgerow on the north-eastern boundary of the site beyond the line of the post and wire fence forming the boundary of the Property and not to reduce the height of such hedgerow below [x] nor the width of it below [x].

b. To maintain the hedgerow [shown [] on the Plan] in so far as it forms the boundary of the Property and carry out such pruning or cutting as may be necessary (subject always to the covenants in clause [] above) and where within a period of five years from the date of the development being completed such hedgerow dies, is removed, becomes seriously damaged or diseased to replace the same within 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.

These commitments are to be written into covenants to be placed on each of the plots abutting the hedgerows.

B. Subject to the prior completion of the above agreement, authorise the Development Manager to PERMIT subject to the following conditions (or such conditions as she may determine):

1 The development hereby approved shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the latest.

Reason: As required by Section 92 of the Town and Country Planning Act (as amended), and to avoid the accumulation of unimplemented planning permissions.

2 Approval of the details of the (a) layout, (b) scale, (c) appearance, and (e) landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority before any development is commenced.

Reason: This is an outline planning permission and these matters have been reserved for the subsequent approval of the Local Planning Authority under the provisions of Section 92 of the Town and Country Planning Act (as amended) and Articles 1 and 3 of the General Development Procedure Order 1995 (as amended).

3 The development hereby permitted shall be carried out only in accordance with the recommendations of the approved Ecological Survey dated August 2013 and the

approved note entitled Protection of Hedgerow on North Eastern Boundary dated 26 November 2013.

For the avoidance of doubt, prior to the commencement of development a plan shall be submitted plotting the alignment of the hit and miss fence in relation to the hedgerow and northern site boundary. The fence shall be erection in accordance with this plan prior to the occupation prior to the first occupation of the development, and shall thereafter be retained.

Reason: to avoid harm to wildlife and the retained northern boundary hedgerow

4 No development shall take place until full details of a Wildlife Protection and Management Scheme have been submitted to and approved in writing by the local planning authority. These details shall include:

- (i) Findings of all necessary update surveys including update survey for badgers
- (ii) Outstanding details of all necessary ecological mitigation including exclusion zones for the protection of retained habitats and fencing specifications for exclusion zones
- (iii) Details of all proposed external lighting including lux level contour plans demonstrating retention of dark corridors for wildlife and light spill of zero lux onto wildlife habitat and no greater than 1 lux on adjacent vegetation
- (iv) Specifications and planting schedule for all proposed habitat creation and specifications for long term wildlife-friendly management of all retained and created habitat areas
- (v) Additional information as applicable for all other ecological measures and details to be shown on plans and drawings as applicable

All works within the scheme shall be carried out in accordance with the approved details, unless otherwise approved in writing by the local planning authority. The works shall be carried out prior to the occupation of any part of the development.

Reason: to avoid harm to wildlife and protected species including bats and for long term retention and management of ecological value and habitats at the site

5 No development shall commence until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has first been submitted to and approved in writing by the Local Planning Authority. The programme of archaeological work should provide a field evaluation of the site to determine date, extent, and significance of any archaeological deposits or features, and shall be carried out by a competent person and completed in accordance with the approved written scheme of investigation.

Reason: The site is within an area of potential archaeological interest and the Council will wish to evaluate the significance and extent of any archaeological remains.

6 No development shall commence until the applicant, or their agents or successors in title, has presented the results of the archaeological field evaluation to the Local Planning Authority, and has secured the implementation of a subsequent programme of

archaeological work in accordance with a written scheme of investigation which has first been agreed and approved in writing by the Local Planning Authority. The agreed programme of archaeological work shall be carried out by a competent person and completed in accordance with the approved written scheme of investigation.

Reason: The site is within an area of potential archaeological interest and the Council will wish record and protect any archaeological remains.

7 The development shall not be brought into use or occupied until the applicant, or their agents or successors in title, has secured the implementation of a programme of post-excavation analysis in accordance with a publication plan which has been submitted to and approved in writing by the Local Planning Authority. The programme of post-excavation analysis shall be carried out by a competent person(s) and completed in accordance with the approved publication plan, or as otherwise agreed in writing with the Local Planning Authority.

Reason: The site may produce significant archaeological findings and the Council will wish to publish or otherwise disseminate the results.

8 Details of the on-going maintenance of the underground rainwater storage tanks, including the body responsible for maintenance and a maintenance schedule shall be submitted to and approved in writing by the Local Planning Authority prior to construction. Therefore maintenance shall be carried out in accordance with the agreed details.

Reason: To ensure satisfactory maintenance arrangements are made in the interests of flood risk and highway safety.

9 No development shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority (LPA). The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include details of how the scheme shall be maintained and managed after completion.

REASON: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system.

10 Prior to the commencement of development a local employment and training scheme identifying measures to recruit local people during the construction process, together with an associated skills and training programme, shall be submitted to and approved in writing by the LPA. The approved scheme shall then be implemented and maintained unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of ensuring the development benefits local employment provision.

11 Prior to the commencement of works to form a breach in the northeastern hedgerow to form a pedestrian link to Meadway, details shall be submitted to and approved by the

Local Planning Authority of the natural hedgerow arch or similar structure to be constructed over the breach. The hedgerow arch shall be completed prior to the occupation of the development and thereafter maintained in line with the hedgerow mitigation report submitted to the Council on 29th October 2013.

Reason: To provide a convenient link to the school whilst maintaining the continuity of this habitat, to facilitate continued use by bats, birds and mammals.

12 The proposed estate roads, footways, footpaths, verges, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture shall be constructed and laid out in accordance with details to be submitted to and approved by the Local Planning Authority in writing before their construction begins. For this purpose, plans and sections, indicating as appropriate, the design, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority.

Reason: To ensure that the roads are laid out and constructed in a satisfactory manner.

13 The proposed roads, including footpaths and turning spaces where applicable, shall be constructed in such a manner as to ensure that each dwelling before it is occupied shall be served by a properly bound and compacted footpath and carriageway to at least base course level between the dwelling and existing highway.

Reason: To ensure that the development is served by an adequate means of access.

14 No part of the development hereby permitted shall not be occupied until parking has been provided to serve that part of the development, in accordance with details submitted to and approved in writing by, and to the satisfaction of the Local Planning Authority.

Reason: In the interests of highway safety and public amenity.

15 Before the dwellings are first occupied, new resident's welcome packs shall be issued to purchasers which should include information of bus and train timetable information, information giving examples of fares/ticket options, information on cycle routes, a copy of the Travel Smarter publication, car share, car club information etc., together with complimentary bus tickets for each household member to encourage residents to try public transport. The content of such packs shall have been approved in writing by the Local Planning Authority.

Reason: In the interests of sustainable development.

16 Prior to the occupation of the development a Travel Plan shall have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be operated in accordance with that Travel Plan.

Reason: In the interests of sustainable development.

17 Prior to the commencement of the development, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority and shall

include details of deliveries (including storage arrangements and timings), contractor parking, traffic management.

Reason: To ensure the safe operation of the highway.

18 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:

1 PLANS LIST

This decision relates to drawing nos

- Drawing 01 Nov 2013 TEMPLE CLOUD HEDGE MITIGATION
- Drawing 131031 3200 REV C Illustrative Masterplan
- 130816 1001 A SITE LOCATION PLAN
- PROTECTION OF HEDGEROW ON NORTH EASTERN - 26 Nov 2013
- 04 Nov 2013 TEMPLE CLOUD HEDGE MITIGATION
- SUPPLEMENT TO ECOLOGICAL REPORT - NORTH-EASTERN HEDGEROW - 28TH OCTOBER 2013
- STATEMENT OF COMMUNITY INVOLVEMENT
- ARCHAEOLOGICAL DESK BASED ASSESSMENT
- TRANSPORT STATEMENT
- AFFORDABLE HOUSING DELIVERY STATEMENT
- LANDSCAPE AND VISUAL IMPACT ASSESSMENT
- ECOLOGICAL SURVEY
- EXISTING LAYOUT - A37 / TEMPLE INN LANE LAYOUT- DRAWING 12001/300 REV O
- PROPOSED SITE ACCESS - DRAWING 12001/200 REV O
- PROPOSED ILLUSTRATIVE SITE SECTIONS - DRAWING 13130/2100
- FLOOD RISK ASSESSMENT
- PLANNING STATEMENT
- ARBORICULTURAL CONSTRAINTS REPORT

2 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.

3 Diversion of Footpath

Further consents will be necessary to divert footpath CL 1/3 which passes through the site.

4 Surface Water Drainage

The surface water drainage scheme for the proposed development must meet the following criteria:

1. Any outflow from the site must be limited to 10l/s as agreed with Wessex Water or the Qbar Greenfield rate whichever is less, as per the agreed Flood Risk Assessment.
2. The surface water drainage system must incorporate enough attenuation to deal with the surface water run-off from the site up to the critical 1% Annual Probability of Flooding (or 1 in a 100-year flood) event, including an allowance for climate change for the lifetime of the development. Drainage calculations must be included to demonstrate this (e.g. Windes or similar sewer modelling package calculations that include the necessary attenuation volume).
3. If there is any surcharge and flooding from the system, overland flood flow routes and "collection" areas on site (e.g. car parks, landscaping) must be shown on a drawing. CIRIA good practice guide for designing for exceedance in urban drainage (C635) should be used. The run-off from the site during a 1 in 100 year storm plus an allowance for climate change must be contained on the site and must not reach unsafe depths on site.
4. The adoption and maintenance of the drainage system must be addressed and clearly stated.

We would expect to see the following details when discharging condition 9:

- o A clearly labelled drainage layout plan showing the pipe networks and any attenuation ponds, soakaways and drainage storage tanks with volumes marked on. This plan should show any pipe node numbers referred to in the drainage calculations and the numbers invert and cover levels of manholes.
- o A manhole schedule.
- o Model runs to demonstrate that the critical storm duration is being used.
- o Calculations showing the volume of attenuation provided, demonstrating how the system operates during a 1 in 100 critical duration storm event. If overland flooding occurs, a plan should also be submitted detailing the location of overland flow paths and the likely depths of flooding. A 30% allowance for climate change should be incorporated into the scheme in accordance with the National Planning Policy Framework.

5 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. The Council has worked proactively and positively with the applicants by determining the application as submitted, whilst resolving outstanding issues through planning conditions and Planning Obligations.

Item No: 04
Application No: 13/04456/FUL
Site Location: Temple Inn Main Road Temple Cloud Bristol Bath And North East Somerset



Ward: Mendip **Parish:** Cameley **LB Grade:**
Ward Members: Councillor T Warren
Application Type: Full Application
Proposal: Mixed use development comprising a 10 bed letting rooms building, 9 residential dwellings, and renovation of the existing public house
Constraints: Airport Safeguarding Zones, Agric Land Class 1,2,3a, Coal - Standing Advice Area, Forest of Avon, Housing Development Boundary, Listed Building,
Applicant: Red Oak Taverns Limited
Expiry Date: 30th December 2013

Case Officer: Heather Faulkner

REPORT

Reasons for reporting the application to Committee

The application is being reported to Committee as the Parish Council has objected to the proposals and a ward Councillor has also requested that the application be determined by committee, which have been agreed by the Chair of the Committee.

Site Description

The Temple Inn is a Grade II Listed Public House in the centre of Temple Cloud. The pub building itself directly fronts onto Main Road (A37) and Temple Inn Lane. There are currently other buildings on the site including an annex building providing additional facilities to the pub as well as other smaller outbuildings. Just over half of the site is covered in hard standing with areas to the north east of the site being grassed. The site is bounded on two sides by fields.

The public house has been closed since around December 2012.

The site is within the Housing Development Boundary of Temple Cloud and is not within a Conservation Area or the Green Belt.

There is no recent relevant planning history associated with the site. There is however an outline application (13/03562/OUT) currently under consideration for approximately 70 houses on a parcel of land on the other side of Temple Inn Lane to the south east of the site (13/03562/OUT).

Development Proposals

The application seeks to redevelop the site introducing housing and guest accommodation. The application includes the provision of 10 letting rooms and 9 houses. It is proposed that the Listed Pub building would be retained and refurbished. At the front of the site adjacent to the main building but slightly set back would be a new building which would contain the 10 letting rooms. A terrace of 5 houses would be constructed to the north east of the site with a grassed court yard being provided in the centre of the site as well as a parking area. The existing annex building would be converted into two dwellings. A further pair of semi-detached houses would be constructed fronting onto Temple Inn Lane.

Prior to the application being submitted pre-application discussions have taken place between the applicant and the Planning Department. As part of these discussions it was recommended to the applicant that they carried out a Community Consultation Exercise, this took place back in July 2013 and gave the local community opportunity to comment on the proposals prior to the application being submitted.

SUMMARY OF CONSULTATIONS/REPRESENTATIONS

CAMELEY PARISH COUNCIL - OBJECT due to attempts to overdevelop the site with too many buildings and insufficient parking. The Parish supports the principle of refurbishing/renovating the Public House and associated building, constructing letting

rooms and sensible redevelopment of the whole site including residential accommodation. Comments are summarised as follows:

- The site lies on a dangerous busy road junction and Temple Inn Lane is a designated HGV route and parking is not sensibly available on this road.
- The increase in on street parking would have irresolvable implications for road safety or seriously detract from amenities of local residents. Maximum parking spaces should be provided on the site.
- Outside space should be available at the pub to make it a successful village pub.
- Community Consultation - there was general approval of the idea of reopening the pub and additional housing but concerns about the lack of parking and this has not been addressed.
- S106 agreement should include contributions to recompensate for loss of village recreational facilities in the function room, demand for maintained footpaths, formal open spaces and children's play areas, additional demand for allotments, additional demand for public transport, additional demanded for facilities such as the primary school and village hall and the additional traffic generated along Temple Inn Lane.
- Design - concerns that three storey buildings are out of keeping with central village local and could detract from Listed Buildings. The houses have an urban rather than rural design.

LISTED BUILDING OFFICER - no objections subject to conditions. Listed Building application recommended for approval.

HIGHWAYS - Initially a holding objection was given subject to further information being provided. Further information was supplied and assessed and the objection was removed. The scheme is acceptable in terms of highway safety and parking provision and contributions are sought in a Section 106 agreement.

LANDSCAPE - NO OBJECTION - initially concerns raised relating to small elements of the layout which could be altered - alterations made by applicant and these are accepted. Conditions required in respect of landscaping scheme.

AVON AND SOMERSET POLICE - Comments summarised as follows:

- Limited mention of safety and security
- Concerns raised in respect of boundary treatments
- Concerns regarding natural surveillance
- Through route for pedestrians reduces defensible spaces
- Secure cycle storage provision should be available.

PARKS AND OPEN SPACE - NO OBJECTION - financial contribution towards allotments required of £1909.17 and provision in S106 for on going maintenance of the open space within the site.

ENVIRONMENTAL HEALTH - A Noise Impact Assessment has been submitted and has proposed suitable indoor noise criteria for living rooms and bed rooms and also appropriate plant noise criteria, conditions are requested accordingly. In respect of odour further information is required in respect of the exhaust from the kitchen of the pub - this was provided and considered to be acceptable.

CONTAMINATED LAND - Comments made on the Phase 1 Site Investigate report, no objection subject to conditions.

ARCHAEOLOGY - no objection subject to a watching brief condition.

EDUCTAION - Contributions for education to include £6132.42 for school places and £1,800.90 for Youth Provision.

ARBORICULTURE - NO OBJECTION - there are concerns with the proposals including the retention of trees which the tree survey recommends removal. These species may dominate in residential gardens and therefore retention would not be practical. Development does not demonstrate due consideration of the adopted Green Space Infrastructure Strategy.

HIGHWAYS DRAINAGE- NO OBJECTION - conditions recommended.

ECOLOGY - NO OBJECTION - comprehensive ecological and bat surveys have been completed. The site supports a roost of single/low numbers of Leisler bat within the Annex building. A European Protected Species licence will be required for this proposal which involves works to and conversion of this building. Prior to any decision to permit, the LPA will need to be confident that the "three tests" of the Habitats Regulations are likely to be met. An outline mitigation strategy is submitted which makes appropriate mitigation and roost replacement proposals. Final details of this mitigation package and its subsequent implementation can be secured by condition. Subject to this, I am confident that the "third test" of the habitats regulations will be met. No objection subject to condition.

NATURAL ENGLAND - Statutory nature conservation sites - no objection. Not assessed application on the impacts on protected species.

Representations

Cllr Tim Warren requested the application be determined by the Planning Committee on the basis that the development represents over development of the site and there is insufficient parking available leaving vehicles to park on a dangerous junction.

A site notice was erected and local residents were notified. Four letters were received in response and the comments raised are summarised as follows:

- No objection to principle but too much development in a small space.
- Concerns over level of parking provided being insufficient for requirements
- The new carpark with access onto Temple Inn Lane will be noisy for local residents and increase traffic flow on this lane.
- The new access on Temple Inn Lane is too wide
- Overlooking from rooms in the annex building
- Temple Inn Lane is an designated HGV route so there will be problems with overflow vehicles parking in this area.
- The new houses on Temple Inn Lane do not match any existing properties and are out of keeping and too tall. The buildings are out of keeping with the surrounding area.
- Loss of the skittle alley/meeting room as a community facility.

POLICIES/LEGISLATION

LOCAL PLAN

Bath & North East Somerset Local Plan (including Minerals and Waste policies) 2007.
Policies relevant to this site in the Local Plan are:

IMP.1 Planning Obligations
GDS.1 Site Allocations and development requirements
SC.1 Settlement Classification
ET.4 Employment Development in and adjoining rural settlements
CF.1 Protection of land and buildings used for community purposes
CF.7 Loss of public houses
SR.3 Provision of recreational facilities to meet the needs of new developments
ES.9 Pollution and nuisance
ES.10 Air Quality
ES.12 Noise and vibration
ES.15 Contaminated Land
D.2 General Design and public realm considerations
D.4 Townscape considerations
BH.2 Listed Buildings and their settings
BH.4 Change of use of a Listed Building
HG.1 Housing Requirements
HG.4 Residential Development in Urban Areas
HG.8 Affordable Housing
HG.7 Minimum Residential Density
HG.12 Residential development involving dwelling subdivision, conversion of non-residential buildings, re-use of buildings for multiple occupation and re-use of empty dwellings
NE.4 Trees and Woodlands
NE.10 Nationally Important species and habitats
NE.11 Locally important species and habitats
NE.14 Flooding
T.20 Loss and provision of off-street parking and servicing
T.24 General development control and access policy
T.26 On-site parking and servicing provision

CORE STRATEGY

The Council has prepared a draft Core Strategy, which has been the subject of an Examination in Public. However, it is still in the process of examination and can only be given weight in accordance with the NPPF. However, the following policies are relevant:-

DW1 - District-wide Spatial Strategy
RA1 - Development in Villages meeting the listed criteria
CP1 - Sustainable construction
CP6 - Environmental Quality
SD1 - Presumption in favour of sustainable development
CP9 - Affordable Housing

CP10 - Housing Mix

NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework (the Framework) was published in March 2012 and superseded much previous Government guidance. It contains a number of paragraphs that are relevant to the application and these are summarised below:-

Presumption in favour of sustainable development

The Framework introduces a presumption in favour of sustainable development. This is defined as being made up from economic, social and environmental elements. It says that, when taking decisions on applications, this presumption means approving development proposals that accord with the development plan without delay. Where the development plan is absent, silent or relevant policies are out of date, it means granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or where specific policies in this Framework indicate development should be restricted.

Core Planning Principles

Amongst the core planning principles set out in the Framework are that planning should:- proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings

Economic Growth

Paragraph 19 of the Framework helps explain the importance the Government places on securing economic growth. This states that the Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.

Providing Housing

The Framework places particular emphasis on the provision of an adequate quantity of housing. It says that local planning authorities should aim to boost the supply of housing and housing land. It says that housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites. The Council cannot currently demonstrate a five year supply of housing land. This means that limited weight can be attached to the urban area boundaries.

Good Design

The Framework continues the theme from previous Government guidance that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

It says that planning decisions should aim to ensure that developments:- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation are visually attractive as a result of good architecture and appropriate landscaping

The Framework goes on to say that decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

OFFICER ASSESSMENT

Principle of development

The proposal for the development of the Temple Inn public house requires the consideration of a number of issues including the impact on the Listed Building and the construction of dwellings on the site.

In land use terms the site is considered to be a brownfield site as it is previously developed land. The redevelopment of brownfield site is preferable to green field sites. The site is within a central location within the village which is considered to be sustainable. The provision of new housing within the settlement is also considered to be appropriate. The letting rooms element of the scheme would also introduce wider employment benefits.

The core principle of the National Planning Policy Framework is the presumption in favour of sustainable development which is seen as a golden thread running through decision taking. The Framework includes Core Planning principles which included high quality design and standards of amenity, supporting the transition to low carbon future, contribution to and enhancing the natural environment, effective use of land by reusing land that has not previously been developed, promoting mixed use development, conserving heritage assets, actively managing patterns of growth to sustainable locations and improving health and wellbeing. The specific issues will be discussed in relevant sections below. However, the general conclusion is that the proposed development complies with the core aims of the NPPF and that approval should be granted unless and other material considerations outweigh these benefits.

Housing Provision

There is a presumption in favour of housing developments particularly in locations such as this where it is in a central village location and inside of the Housing Development Boundary. The application includes the provision of a total of 9 dwellings. Five of the houses are arranged in a terrace three with three bedrooms and two with four bedrooms. A pair of semi-detached houses each with four bedrooms is proposed fronting onto Temple Inn Lane. The existing annex building on the site would be converted into a further two three-bedroom houses. Overall there is a reasonable mix of family housing on the site. It might have improved the balance if some two-bedroom properties were proposed however the mix is acceptable.

Policy HG.7 relates to housing densities and the proposed development is around 45 dwellings per hectare which is in accordance with this policy.

In respect of the conversion of the annex building HG.12 applies. This policy requires development to be compatible with the character of adjacent and established uses, not harming the amenities of adjoining occupiers or future occupiers and that it does not result in the loss of accommodation which affects the housing mix in the area. The impact on the existing and future occupiers will be considered in detail below. There is an issue of the compatibility of the use in relation to the existing pub. Whilst the combination is not necessarily ideal given the relatively close proximity of the pub the need to retain this building also has to be considered. The building is considered to be curtilage Listed and there were concerns in respect of its removal. The retention of the building is considered to be an important element of the scheme and on balance its conversion to housing is not considered to be unacceptable.

The proposals fall below the threshold for providing affordable housing. The application also includes the provision of 10 letting rooms. These letting rooms are to be proposed in association with the public house and therefore do not affect the level of affordable housing to be provided. However, it may be the case in the future that there may be a request for the letting rooms to be converted to residential properties. If this were the case it could result in the level for affordable housing being triggered. Therefore the S106 agreement will include a clause to the effect that the affordable housing is included in the site or a commuted sum is paid. The S106 is still in the process of being drafted and therefore the wording of this clause is yet to be agreed.

Highways

Initially the Highways Team raised a number of concerns in respect of this development and additional information has been provided by the applicant. The Council has also obtained speed traffic information for the A37 and the scheme was considered to be acceptable subject to a number of requirements.

There are several existing vehicular accesses to the site and the scheme will help to rationalise the number and location of access junctions. Drawings were requested from the Highways Teams showing the available visibility splays provided at both access locations.

In terms of the access at Temple Inn Lane to the proposed public house car park this measured at over 10 metres in width and which raises a number of issues. It was suggested that a much narrower width would be more suitable. It was requested that the access width is reviewed and that a tracking assessment is undertaken to demonstrate that a delivery vehicle can enter and exit the site in a forward gear. The wide vehicular access has been explained and a swept path showing a delivery vehicle accessing the site. It is agreed by Highways that the low frequency of movements should not result in a significant road safety concern.

Concerns were raised in respect of the turning area within the carpark accessed of the A37 however following the receipt of revised drawings this issue was addressed.

The A37 Main Road / Temple Inn Lane junction will provide the access route to the repositioned public house / lettings car park and also two of the new residential dwellings, this will result in an intensification of traffic movements through the junction. Due to the amount and type of traffic (a high percentage of heavy goods vehicles) using the A37 and the presence of the public house building immediately to the north, a "stop line" is provided at the junction. The available visibility at the junction does accord with the latest guidance provided in Manual for Streets, although this is dependent on motorists conforming with the stop line order and vehicles on the A37 Main Road travelling at or below the signed 30 mph speed limit. However, the existing visibility splay would not accord with the requirements provided within the Design Manual for Roads and Bridges (DMRB) and given the status of the route, and the number and type of vehicles that the road carries, it is requested that opportunities to improve the visibility splay along the public house frontage are investigated so that the DMRB standard can be met.

A drawing showing the proposed sight lines to each of the car parks has been submitted and it is agreed that this information shows that appropriate visibility can be provided. Highways have undertaken speed surveys on the A37 at the junction with Temple Inn Lane and this demonstrates that the visibility splays according to Manual for Streets guidance are appropriate in this case.

It is also noted that the street furniture adjacent to the location results in a possible distraction and the junction would benefit from this being rationalised. Due to the increase in traffic movements through the Temple Inn Lane / A37 Main Road junction a financial contribution of £10,000 towards local safety measures has been requested to fund the de-cluttering of the street furniture adjacent to the junction and will include measures to deter parking on the footway at this location (which has occurred in the past). This will provide improved visibility for vehicles approaching the junction.

It is noted that the other application in Temple Cloud for 70 houses (13/03562/OUT) requires similar works to be completed at the junction and a £10,000 contribution has also been requested from Highways. It is therefore assumed that if both application are approved that the costs of these improvements would be shared by both of the developments.

Within the Transport Statement the level of parking has been reviewed against the adopted standards, and the operation of how the public house and letting rooms would operate has been considered. It is accepted that there may be some overlap between the use of the public house and letting rooms, and that this could limit the overall parking

demand. It is noted that the number of residential spaces being provided is under the maximum standard as some four 4 bedroom spaces are proposed. A total of 20 spaces to serve the nine dwellings are shown in the submitted drawings. Whilst there is room on Temple Inn Lane to accommodate some overspill parking that may occur it would be unacceptable for parking to occur on the A37 Main Road or on Temple Inn Lane close to the A37 junction. Additional parking close to or at the Temple Inn Lane junction has the potential to be a significant road safety concern and overspill parking from the public house and / or dwellings could occur in this area. Highways have requested a contribution of approximately £4,000 which would be needed to fund this and it has been suggested that this would only be implemented should a parking problem develop once the public house is open for trade. The wording and trigger for this arrangement within the S106 is under consideration by Highways and Legal.

There was initially consideration in respect of adopting the footpaths within the site but this has been reviewed and is no longer required.

A number of conditions have been requested by Highways and are attached.

In conclusion the level of parking provision on the site is considered to be acceptable. Further to amendments being made and additional information being provided by the applicant the development is considered to be safe in terms of highway safety. Contributions will be required towards improvements and parking restrictions if required.

Supporting the Local Economy and Community Uses

Chapter 3 of the NPPF is 'Supporting the rural economy' and requires planning policies to support economic growth in rural areas in order to create jobs and prosperity. The policy supports the growth and expansion of all types of business in rural areas including the construction of new buildings. It is also in favour of sustainable rural tourism and the expansion of tourist facilities. Furthermore it promotes the retention of community facilities such as public houses.

The proposed development includes the retention of the public house and the application seeks to bring it back into use as it has been closed for some time. The proposed development will enable the pub to be renovated and re-opened for community use. There is clearly an economic and social benefit to the pub re-opening. The development of the letting rooms to support the pub business is seen as a positive and is supported by both local and national policy. The application proposes a building at the front which would provide accommodation. Policy ET.4 in the Local Plan as refers to the provision of small scale purpose built visitor accommodation. The policy states that small scale visitor accommodation will be permitted at rural settlements which are R1, R2, or R3 and Temple Inn is classified as R1 in policy SC.1. The policy stipulates that developments of this nature must be of an appropriate scale and in character with the surroundings and within or adjoining the settlement. In respect of the scale 10 letting rooms is considered to be appropriate and proportionate to the size of the area and the pub to which they relate. In terms of the visual character this will be addressed in further sections of this report. The development is within the settlement boundary so is acceptable in that regard.

Part of the development would result in the conversion of one of the pub buildings into residential use. Given that the remaining pub building is of a reasonable size the loss of some detached function rooms is not considered to have a significant impact on the pub's future viability. As such the application is not contrary to policy CF.7 which protects public houses as community facilities. One of the objections to the development from a local resident as well as the Parish has been the loss of the annex building as a community facility. The ground floor of the annex building was not in use however the upper floor was previously in use as a bar with a skittle alley. The floor area of the main usable area is around 73 square metres. The loss of this space does need to be considered and policy CF.1 is relevant as it relates to a loss of a site used for community purposes. This policy states that the loss will only be permitted where there is adequate existing provision of community facilities. Temple Cloud Village Hall is only a short distance from the site and is a good quality facility and it is also of relevance that the existing pub is being retained. Whilst the provision of small scale community spaces can be of value to the local community so is the overall redevelopment of this site and the viability of bringing the existing pub back into use. Therefore the loss of this small scale space is balanced against the overall benefit of the rest of the pub re-opening.

Impact on Listed Building

The proposal includes works to the principal Listed Building as well as buildings within the curtilage of the Listed Building which are covered by the Listing (although they are not mentioned in the List Description). The application has been submitted with a detailed Heritage Impact Assessment. The Listed Building consent application has also been recommended for approval.

This development has been the subject of extensive pre-application negotiations which included ensuring the repair and retention of the listed building and respect for its setting. The building is empty and 'at risk', and the site is currently used for car parking which harms its setting. In this context the new development is welcomed as the opportunity to have the building repaired and occupied.

The Temple Inn is currently visually isolated. Historically it was part-characterised by its grouping with a large range of outbuildings in close proximity, and the new development will reintroduce this historic form. It is considered that adequate space has been allowed around the building.

The layout and form of the proposed development will result in attractive groupings of built form enclosing spaces to create a distinct character. It is refreshing to see a site specific design proposed which responds to local distinctiveness, rather than "off-the-peg" house types and layouts generally used by the volume house builders with little regard to local character.

The retention of the annex building is an important part of the scheme. It is acknowledged that other outbuildings which are in a poor state of repair will be lost from the site however the overall benefit is greater. The Heritage Impact report submitted with the application concludes that overall the form of development proposed meets that legislative requirements (as set out in 1990 Act) in that it will preserve the special interest of the building. The report acknowledged that the form of the development will have a 'harmful'

impact on the listed building as a result of the alterations to the curtilage listed building (the annex) and the demolition of one of the structures on the site. However, none of these are considered to be greater than 'slight moderate' effects making them 'non-significant' in EIA terms. Therefore it is concluded that the development would constitute 'less than substantial harm'. Therefore the relevant test is against paragraph 134 of the NPPF which states that where a development leads to less than substantial harm to the significance of the designated heritage asset, this harm should be weighed against the public benefits of the proposal which includes securing its optimum viable use. The benefits of this development are bringing the public house back into use, the provision of houses in a sustainable location on a brownfield site and the provision of employment opportunities. Therefore the development is considered to be compliant with the NPPF in this regard.

It will be important to ensure use of high quality materials, detailing, landscaping and boundary treatments, and this should be covered by appropriate conditions.

There have been no objections to the development from the Listed Building Officer. It will be important to ensure that the works to the listed building are carried out and it is suggested that a condition should be included to ensure that these works are completed prior to the first occupation of the dwellings proposed on the site. It was considered that this may be slightly onerous and therefore the condition has been worded so that the works must be completed within 6 months of the occupation of the first dwelling.

Design, Character and Appearance

The overall design and layout of the site has developed through the pre-application process. The site at present is dominated by parking providing an unattractive view into the site. The proposed development although retaining some parking areas creates some attractive groupings. The parking arrangements whilst not ideal are better laid out and include areas of landscaping making the site more attractive than at present.

The building at the front of the site comprises the letting rooms. This will be one of the most prominent new buildings on the site. The form of the building has been kept low so that it is subservient to the pub itself. The front of the building is punctuated with windows to retain an element of active frontage onto the road. Whilst the form of the building is fairly traditional and in keeping with other similar buildings in the area details such as the windows add an element of modern design. The materials proposed for this building include stone to match with the surrounding buildings and clay tiles to tie in with the pub. Details such as the brick surrounds around the windows reflect the detailing in the annex building as well as other buildings in the locality.

To the rear of the site is the terrace of five dwellings and to the south east of the site is a pair of semi-detached properties fronting onto Temple Inn Lane. These buildings take on a contemporary form. In the consideration of what style of building would be appropriate the buildings in the local area have been considered. It seems that it would neither be suitable or appropriate for a pastiche of the traditional building to be considered. The other surrounding houses in the area are of modern construction with limited architectural merit that it would be inappropriate to recreate. The houses proposed for the development of this site have been specifically designed to complement the site embracing modern design

whilst aiming to reflect some of the character features of the surrounding areas for example, as noted in the Design and Access Statement, asymmetrical window and door openings, upper floors of accommodation being included within the roof space, buildings with gables facing the street including double gables and asymmetrical forms and strongly expressed window openings.

In respect of the terrace whilst this does introduce a relatively tall building the change in height improves the overall articulation of the building.

The material proposed for the houses has been an element of debate. Brick is not a common feature within the area but there are some examples of its use. The use of natural stone was not considered to be a viable consideration for the whole of the development and a reconstituted stone may not reflect the high quality design. The colour of the brick was chosen so that the tone and texture complement the existing buildings on the site. Overall its use is accepted.

The retention of the annex building has been an important part of retaining character features on the site and the position of this building has informed the layout of the site. The retention of this building and its residential use has been challenging. The result is that the houses proposed would have small gardens to the rear which would back onto the carpark. Whilst this is not an ideal arrangement it is balanced against the need to retain the building.

The development also includes an open courtyard element within the centre of the site which introduces an additional green space.

Overall the proposal present a bold and interesting design which is bespoke and has carefully considered the design characteristics of the local area and re-presented them in a contemporary style which is considered to be appropriate.

Building for Life Assessment

The application has been submitted with a Building for Life Assessment completed by the Architect. Whilst it is not known whether the Architect is a registered Building for Life Assessor it is still a worthwhile exercise to complete. The Building for Life methodology includes three main headings 'Integrating into the neighbourhood', 'Creating a place' and 'Street and home', each of these sections has four subsections. The assessment of the scheme is reasonably thorough and the development appears to score well.

Sustainability and Energy Efficiency

The application has been submitted with Sustainably Construction Checklist as well as a Sustainability Statement which has been compiled with reference to the Sustainable Construction and Retrofitting Supplementary Planning Document. Whilst the development does not include any renewable energy solutions the information provided demonstrates how issues of sustainability have been considered within the overall design. The reuse of existing buildings also demonstrates a sustainable element to the scheme.

Impact on existing and future residents.

The development needs to be assessed in terms of the impact the proposals have on the existing neighbours to the site as well as the living conditions provided for future occupiers.

Firstly, in terms of neighbouring properties the closest to be affected are those on the opposite side of Temple Inn Lane. In terms of physical development the semi-detached pair would be opposite 2 and 3 Temple Inn Lane. In terms of distance there would be at least 22 metres between the new dwellings and the existing dwellings at the closest point. This distance is considered to be sufficient that any overlooking would not be harmful and the physical form of the building would also not be overbearing. Similarly the change of use of the annex and the inclusion of habitable room windows in the elevation facing Temple Inn Lane is not considered to result in harmful overlooking.

Neighbours have raised concerns in respect of additional noise from the use of the parking area to the south of the site. There is an existing parking area here however it is acknowledged that this is smaller than as proposed. As a result of the entrance to the enlarged car park being directly opposite the houses there may be additional noise and disturbance that does not currently occur. However, it is not uncommon for dwellings to be opposite road junctions and given the level of background noise from the adjacent A37 it is difficult to argue that this impact would result in serious harm being caused that would warrant the refusal of this application.

With regard to the future occupiers of the properties there will be an element of consumer choice involved. At the pre-application stage concerns were raised with regard to the noise impact of the A37 which is one of the reasons why the terrace houses are set back away from the road. A Noise Impact Assessment was submitted with the application which concluded that the development would be acceptable provided that sufficient sound installation measures were included in the development. Conditions have been recommended in respect of this issue.

The properties in the terraces and semi-detached pairs are all considered to have adequate levels of outlook and access to light as well as reasonable levels of privacy.

As mentioned above one of the areas of concern has related to the accommodation to be provided within the annex building. The part of the scheme has always been somewhat of a compromise. The retention of this building has been important however it does not provide the best living environment for its future occupiers. The properties have limited private space and this is adjacent to the car parking area. Whilst not an ideal arrangement the conversion has been designed so that there is some defensible space between the windows and the public areas. Overall the compromise is considered to be acceptable due to the overall benefit of retaining the building.

The letting rooms at the front of the site will be the most affected by the noise from the road. However, as these are not permanent residences it seems reasonable that less strict tests should be applied. However, some care has been taken with the design of the internal layout. The rooms on the ground floor will be separated from the road by an internal corridor to help reduce the impact from road noise.

In terms of any impact from odour from the cooking facilities from the pub the Environmental Health officer is satisfied that this can be adequately dealt with.

Trees

The site is not within a conservation area and none of the trees on the site are covered by Tree Preservation Orders or considered worthy of such protection. The application has been submitted with an Arboricultural Impact Assessment and the proposals would result in the need for the removal of most of the trees on the site. However, the trees are considered to be of low quality. There has been no objection from the Arboricultural Officer however concerns have been raised in respect of the information provided and the logic in retaining some of the trees where they are not in suitable positions. There is no objection to the trees being removed a condition in respect of a landscaping plan will ensure that additional trees are replanted on the site.

Ecology

The application has been submitted with an Extended Phase 1 Habitat Survey (including Further Bat Survey). The report concluded that there was the potential for the following protected species to be present: bats, bird and reptiles. However, the annex building was found to be used as a roost by Leisler's bats although it was considered that it was unlikely that it was a maternity roost. Mitigation measures would be required as well as a license from Natural England. Natural England were consulted and did not object to the application and neither did the Council's Ecologist provided conditions in respect of mitigation are attached.

Bats are protected by European law which means that the Council, in its function as the local planning authority, must have regard to the requirements of the Habitats Directive when considering whether to grant planning permission and listed building consent. The Regulations contain 3 tests, and case law in the last few years has established that these are for a local planning authority to consider at the application stage. All three of these tests must be capable of being met for a permission to be granted.

The three tests are:-

1. The proposal must be for the purposes of preserving public health or public safety or other imperative reasons of overriding public interest including those of social or economic nature and beneficial consequences of primary importance for the environment.
2. There is no satisfactory alternative.
3. The action authorised will not be detrimental to the maintenance of the population of the species at a favourable status in their natural range.

Test 1

In terms of the Overriding Public Interest (IROPI) the scheme as a whole provides a number of benefits. Firstly the proposals will result in the re-opening of a public house which serves the local community. Secondly, the buildings on the site are Listed and could fall into disrepair without improvement works. The works to the annex building and the development of the rest of the site would ensure that the Listed Buildings are restored and brought back into use rather than falling into further disrepair. The project as whole also

involves the development of a brownfield rather than a greenfield site providing much needed homes and employment in a sustainable location. Overall it is considered that there are a number of overriding public benefits to the scheme.

Test 2

The annex building is an integral part of the scheme and currently in a state of disrepair. If nothing was done to the building it would affect the cohesion of the development. The applicant has argued that the existing use of the building is no longer viable or suitable. Doing nothing to the building would eventually lead to the structure collapsing either due to dereliction or vandalism which would result in the loss of the bat roost. This would also have a negative impact on the Listed Building. The conversion of the building means that bats can continue to use the building in a long term secure environment.

Other options of renovating the building or converting it to an alternative use are not necessarily likely to have any less impact on the bat roost.

Test 3

Mitigation measures have been considered in the protected species report and the Ecologist accepts that these are sufficient to pass this test. This will be conditioned.

In conclusion, officers consider that the derogation tests are met and, subject to the mitigation being secured by condition.

It is therefore considered that the requirements of the Habitats Directive are met in this case and the development complies with policies NE.11 and NE.12.

Flooding and Drainage

The proposal will result in more of the site being covered by buildings. The Drainage Report submitted with the application concluded that the development provides reduced flood risk to the site and the local area. The Drainage Report also describes the SuDS based scheme using permeable paving and soakaways, and describes how the two main car park areas will be constructed using permeable surfacing such as porous asphalt. The sub-base below this material will be of sufficient depth to attenuate surface water from the car parks and some of the adjoining roof areas.

There has been no objection to the proposals from the Drainage Team subject to appropriate conditions.

Archaeology

The Council's Archaeology Officer reports that during construction of the neighbouring Tiledown housing estate a Roman stone coffin burial was discovered (B&NES Historic Environment Record: MBN1103), indicating that this is a possible area Roman-British activity/occupation. However, given the size and scale of the proposed development site and its distance from the Tiledown estate (over 300m), it is recommended that an archaeological monitoring (watching brief) condition is attached to any planning consent.

Contaminated land

There are no serious concerns in respect of this matter and conditions are recommended accordingly.

Crime and security

The application was commented on by the Crime Prevention Design Officer of the Avon and Somerset Police. A number of concerns were raised and improvements recommended. Where possible these comments were addressed by the applicant. Although not all issues were resolved none were considered to result in the applications refusal on that basis.

Parks and opens spaces

The quantum of development proposed would generate demand for formal green space and allotment provision of 405m² and 81m² respectively. It should be noted that the proposed 10no. letting rooms have not been considered as a part of the development from which demand for open space would be generated. The reasoning for this is that the nature of the use indicates that the occupiers of the rooms would be occupants for a relatively short time compared to occupiers of residential dwellings and it would therefore be unreasonable to request contributions on this basis.

The Council's data shows that there is a deficit of formal green space and allotment provision within Cameley of 0.37ha and 0.39ha respectively. The applicant is therefore required to provide either on-site or off-site provision to meet the demand generated by the development, or to make a capital contribution so that the Council can provide such provision. It should be noted that there is no requirement to provide natural green space, by reason of the site's rural location and resultant ease of access to this type of provision.

The proposed site plan details an area of formal green space of sufficient scale to meet the demand generated by the development. Further, it is well located between the proposed built form to ensure that the area will benefit from natural surveillance. It is proposed that the space will not be publicly accessible, which would ordinarily be unacceptable, however in this instance, given the relatively small scale and self-contained character of the site, it is considered acceptable and meets the demand that will be generated. The consequence of this situation is that, whilst the developer would normally have the option of transferring the provision to the Council after maintaining it for 12 months and paying a commuted sum to cover maintenance for a 10 year period, in this instance the provision must be maintained in perpetuity to the satisfaction of the Council by the developer or a management company, this will form part of the S106 agreement.

There is no on-site or off-site provision proposed to meet the demand generated by the development. As such, the developer is required to make a contribution to the Council in order that such facilities can be provided this totals £1909.17.

Children and Young People Financial provision.

As the development would result in addition children in the area financial contributions are requested which include £6,132.42 for school places and £1,800.90 for Youth provision.

Section 106

In total the Draft Heads of Term for the development include the following which have been agreed by the applicant.

Parks and open spaces:
£1,909.17

Highways:
£10,000 (or a proportion thereof) + £4,000 (where the £4,000 is refundable if no "traffic problems" occur - quantification of which will need clarifying)

Education:
£7,933.32

Provision will also be made in the Section 106 for the future maintenance of the open space on the site and well as a clause in respect of affordable housing.

Conclusions

The proposed development is considered to be an acceptable mixed use scheme providing housing and employment on a brownfield site as well as bringing a public house back into use.

The impact on the Listed building is considered to cause less than substantial harm and the setting is considered to be improved.

Matters in respect of highways safety are considered to be satisfactorily resolved.

The Habitat Regulations have been considered and the 'Three Tests' have been passed.

A Section 106 agreement will need to be signed prior to consent being granted and this will include financial contributions towards highway works, education and allotments. The agreement will also include the management of the open space.

RECOMMENDATION

Authorise the Development Manager of Planning and Transport Development to PERMIT subject to condition(s)

CONDITIONS

A. Authorise the Planning and Environmental Law Manager to enter into a Section 106 Agreement to secure:

1. Education

Contributions £7,933.32 to fund the need for primary school places and Youth Services provision places arising from the development. The agreed contributions shall be provided prior to the commencement of development.

2. Open Space and Recreational Facilities

Contributions of £1,909.17 to fund provision of allotments off-site to serve the population. The agreement shall also include the provision of arrangements for the maintenance of the site by a management company. The agreed contributions shall be paid prior to the occupation of the development.

3. Transport

Contributions of

- £10,000 contribution towards improvements including the de-cluttering of the street furniture adjacent to the Temple Inn Lane junction and include measures to deter parking on the footway at this location or part there of depending on the approval of application 13/03562/OUT
- £4,000 towards the cost of the parking restrictions on Temple Inn Lane

4. Affordable Housing

- A clause in the Section 106 Agreement that triggers the need for an affordable housing contribution should the letting rooms ever be converted into residential accommodation.

B. Subject to the prior completion of the above agreement, authorise the Development Manager to PERMIT subject to the following conditions:

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 On completion of the works but prior to any occupation of the approved development, the applicant shall submit to and have approved in writing by the Local Planning Authority, an assessment from a competent person to demonstrate that the development has been constructed to provide sound attenuation against external noise in accordance with BS8233:1999. The following levels shall be achieved: Maximum internal noise levels of 30dB LAeq,16hr and 30dB LAeq,8hr for living rooms and bedrooms during the daytime and night time respectively. For bedrooms at night individual noise events (measured with F time-weighting) shall not (normally) exceed 45dB LAmax.

Reason: To protect occupants of residential properties from external road traffic noise

3 The Noise Rating Level from installed plant on the public house or letting rooms shall not exceed 30 dB LAeq(5mins) (free-field) at the nearest noise sensitive premises.

Reason: To protect occupants of residential properties from external plant noise

4 No development shall take place within the site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The programme of archaeological work should provide a controlled watching brief during ground works on the site, with provision for excavation of any significant deposits or features encountered.

Reason: The site is within an area of significant archaeological interest and the Council will wish to examine and record items of interest discovered.

5 An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

o human health,

o property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,

o adjoining land,

o groundwaters and surface waters,

o ecological systems,

o archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

6 A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify

as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason : To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

7 The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason : To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

8 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 6, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 7.

Reason : To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

9 A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period to be agreed with the Local Planning Authority and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority. Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority. This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and

ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

10 Works to the Listed Building must be completed in accordance with the Listed Building Consent (13/04457/LBA) within 6 months of the first dwelling being occupied.

Reason: To ensure that the works to the listed building are achieved as part of the overall scheme and not isolated from the enabling development.

11 Where an offence under Regulation 41 of the Habitat and Species Regulations 2010 is likely to occur in respect of this permission hereby granted, no works of site clearance, demolition or construction shall take place which are likely to impact on bats unless a licence to affect such species has been granted in accordance with the aforementioned Regulations and a copy thereof has been submitted to the local planning authority. This shall be accompanied by all outstanding details of proposed bat mitigation. The development shall be carried out only in accordance with the approved bat mitigation scheme or any amendment to the scheme as approved in writing by the Local Planning Authority.

Reason: to safeguard bats and their roosts

12 The area of open space to the rear of the proposed letting rooms shall not at any time be used by customers of the public house or letting rooms.

Reasons: To protect the amenity of the occupiers of the surrounding houses.

13 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 extension, external alteration or enlargement of the dwellings within the converted annex building hereby approved shall be carried out unless a further planning permission has been granted by the Local Planning Authority.

Reason: Any further extensions require detailed consideration by the Local Planning Authority to safeguard the amenities of the surrounding area.

14 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 extension, external alteration or enlargement of any part of any roof of the dwelling(s) or other buildings hereby approved shall be carried out unless a further planning permission has been granted by the Local Planning Authority.

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

15 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.

16 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.

17 No development shall commence until a sample panel of all external walling and roofing materials to be used has been erected on site, approved in writing by the Local Planning Authority, and kept on site for reference until the development is completed.

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

18 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 curtilage of any dwellinghouse forward of any wall of that dwellinghouse which fronts onto a highway without a further planning permission being granted.

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

19 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, as amended, (or any order revoking and re-enacting that Order with or without modification), the letting rooms proposed within the building at the front of the site shall only be used in association for the Temple Inn public house for bed and breakfast purposes and not be any other use.

Reason: The approved use only has been found to be acceptable in this location and other uses within the same use class may require further detailed consideration by the Local Planning Authority.

20 No development shall commence until details of refuse storage have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the refuse storage has been provided in accordance with the details so approved, and thereafter shall be retained solely for this purpose. No refuse shall be stored outside the building(s) other than in the approved refuse store(s).

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

21 An operational statement relating to the public house shall be submitted to and approved in writing by the Local Planning Authority and shall include details of cooking equipment, odour mitigation and extract layout. The development shall thereafter be carried out in accordance with the approved operational statement.

Reason: Protect residential amenity.

22 Provision shall be made within the site for the disposal of surface water, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to construction.

Reason: In the interests of flood risk management and highway safety

Condition information: The applicant has indicated that they will dispose of surface water via soakaways and permeable paving and we would support this approach. To support the discharge of the above condition, infiltration test results and soakaway design calculations to BRE Digest 365 standard should be submitted to this office.

23 The area allocated for parking on the submitted plan shall 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: In the interests of highway safety.

24 The access, parking and turning areas shall not be brought into use until these areas have been properly bound and compacted (not loose stone or gravel) in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

25 The development hereby permitted shall not be occupied until the visibility splays shown on the submitted plan have been provided with no obstruction to visibility at or above a height of 600mm above the nearside carriageway level. The visibility splays shall thereafter be maintained free of obstruction at all times.

Reason: In the interests of highway safety.

26 Prior to the commencement of the development, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority and shall include details of deliveries (including storage arrangements and timings), contractor parking, traffic management.

Reason: To ensure the safe operation of the highway.

27 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:

1 The application relates to the following drawings and documents:

463TE_E_2010_A EXISTING SITE PLAN
463TE_P_2022 SITE PLAN AREAS
463TE_2101_B PUB - EXISTING PLANS 01
463TE_2102_B PUB - EXISTING PLANS 02
463TE_2103_B PUB - EXISTING PLANS
463TE_2120_B PUB - PROPOSED PLANS 01
463TE_2121_C PUB - PROPOSED PLANS 02
463TE_2130_C ANNEX - PROPOSED PLANS
463TE_2140_C LETTING ROOMS - PROPOSED PLANS
463TE_2150_C TERRACE - PROPOSED PLANS 01
463TE_2151_C TERRACE - PROPOSED PLANS 02
463TE_2160_C SEMI-DETACHED - PROPOSED PLANS
463TE_2201_B PUB - EXISTING ELEVATIONS 01
463TE_2202_B PUB - EXISTING ELEVATIONS 02
463TE_2203_B ANNEX - EXISTING ELEVATIONS 01
463TE_2204_B ANNEX - EXISTING ELEVATIONS 02
463TE_2220_C PUB - PROPOSED ELEVATIONS 01
463TE_2221_C PUB - PROPOSED ELEVATIONS 02
463TE_2230_C ANNEX - PROPOSED ELEVATIONS
463TE_2240_C LETTING ROOMS - PROPOSED ELEVATIONS
463TE_2250_C TERRACE - PROPOSED ELEVATIONS 01
463TE_2251_C TERRACE - PROPOSED ELEVATIONS 02
463TE_2260_C SEMI-DETACHED - PROPOSED ELEVATIONS
463TE_P_2030_C SIDE ELEVATION 01
463TE_P_2031_D SIDE ELEVATION 02
463TE_P_2501_B PROPOSED DETAILS
463TE_P_2020 REV E PROPOSED SITE PLAN
463TE_2000 REV A SITE LOCATION PLAN
DESIGN AND ACCESS STATEMENT
DESIGN & ACCESS STATEMENT - ADDENDUM
PLANNING STATEMENT
EXTENDED PHASE 1 HABITAT SURVEY
GROUNDSURE GEOINSIGHT FIND 36469 AND FIND 36470
HERITAGE IMPACT ASSESSMENT
SITE WASTE MANAGEMENT PLAN
NOISE IMPACT ASSESSMENT
PHASE 1 SITE INVESTIGATION
TRANSPORT STATEMENT
TREE REPORT (APPENDIX A - TREE SCHEDULE TABLE and APPENDIX B - TREE CONSTRAINTS PLAN)
SUSTAINABLE CONSTRUCTION CHECKLIST
DRAINAGE STRATEGY
CARBON FILTER DETAILS
CRIME PREVENTION DESIGN REPORT
SUSTAINABILITY STATEMENT

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.

2 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.

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

4 The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant). Your attention is drawn to the Coal Authority policy in relation to new development and mine entries available at www.coal.decc.gov.uk

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action.

Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is available on The Coal Authority website www.coal.decc.gov.uk

5 Inform the applicant that the Local Planning Authority should be consulted before any external signs are displayed on the property.

Item No: 05
Application No: 13/04457/LBA
Site Location: Temple Inn Main Road Temple Cloud Bristol Bath And North East Somerset



Ward: Mendip **Parish:** Cameley **LB Grade:**
Ward Members: Councillor T Warren
Application Type: Listed Building Consent (Alts/exts)
Proposal: Mixed use development comprising a 10 bed letting rooms building, 9 residential dwellings, and renovation of the existing public house
Constraints: Airport Safeguarding Zones, Agric Land Class 1,2,3a, Coal - Standing Advice Area, Forest of Avon, Housing Development Boundary, Listed Building,
Applicant: Red Oak Taverns Limited
Expiry Date: 30th December 2013

Case Officer: Heather Faulkner

REPORT

Reasons for reporting the application to Committee

The application is being reported to Committee as the Parish Council has objected to the planning application for the proposals and a ward Councillor has also requested that the applications be determined by committee, which have been agreed by the Chair of the Committee.

This application is for listed Building Consent to restore and re-open The Temple Inn, a grade II listed building. The north end bay has C17 origins and there are later C18 and C19 alterations and additions. It has two C19 canted bay windows and a central door on the front elevation addressing the main road, forming a symmetrical facade. The building is stone built with clay pantile roofs.

It is also proposed to demolish a single storey outbuilding on the site and to convert the remaining two storey outbuilding to form two residential units.

The Temple Inn is a building at risk. It has stood unoccupied for a considerable length of time and this proposal for its repair and restoration is timely. This application is for the restoration of the listed building only, together with the works to the curtilage listed building. The impact on the setting of the listed building of the proposed housing development on the remainder of the site is assessed in the accompanying planning application (ref. 13/04456/FUL).

The only relevant planning history on the listed building is a consent for structural repairs to the roof trusses and alterations to the bar area in 1998 (Ref: 98/02496/LBA).

SUMMARY OF CONSULTATIONS/REPRESENTATIONS

Camely Parish Council has objected to both this listed building consent (LBC) application and the accompanying planning application on the grounds that the new build constitutes over-development of the site. It also commented on the LBC application that "outside space for customers and children is an integral part of any successful village pub in this area."

No other representations have been received.

POLICIES/LEGISLATION

The primary consideration is the duty placed on the Council under S 16 of the Listed Buildings Act to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 12 'Conserving and enhancing the historic environment' of the National Planning Policy Framework sets out the government's high-level policies concerning heritage and sustainable development. The Historic Environment Planning Practice Guide published jointly by CLG, DCMS, and English Heritage provides more detailed advice with regard to alterations to listed buildings, development in conservation areas and world heritage sites.

If the Council is minded to grant consent there is not a requirement to notify the Secretary of State before a decision is issued.

OFFICER ASSESSMENT

A comprehensive Heritage Impact Assessment accompanies the application. It identifies the two other surviving heritage assets on the site as curtilage listed buildings. These are:

Structure 1 - a locally distinct two storey building located to the north east of the public house. This is a former stone outbuilding with brick dressings surviving from an extensive group of outbuildings which were largely removed in the mid/late C20. The building is proposed for retention and conversion in the accompanying scheme for new housing for use as two three-bedroom properties. The works involve demolition of the stone buttressed earlier building linking to it which has previously been extensively altered, damaging its significance.

Structure 2 - a single storey mid/late C19 building located towards the eastern boundary of the site of low architectural and historic significance. It is proposed to demolish this building and there are no objections to its loss.

Overall the proposed alterations to the listed building itself are relatively modest and comprise the following:

Removal of the modern lean-to porch and unsightly metal extraction flue which is welcomed.

Insertion of an air extraction grate in the north elevation.

New entrance in rear elevation and reconfiguration of the foot of the late C19/early C20 stairs, involving only minor loss of historic fabric to achieve improved access and internal circulation.

Removal of C20 inserted partitioning and bar, which part-reinstates the earlier plan form.

Removal of small section of floor to form a new cellar entrance and stairs, and closure of the existing arrangement.

These works are considered to cause less than significant harm to the internal character and appearance of the listed building and overall will provide improvements. Existing drainage and service runs will be re-used, avoiding damage to or loss of historic fabric. Details of these works are considered satisfactory, and a condition is included to clarify the structural changes resulting from the new cellar access arrangement.

The render on the south end elevation gable is a hard concrete type which will require replacing in the restoration works, and a condition is included to cover this. Internally this has caused severe problems of damp penetration.

Unsympathetic C20 inserted windows on the rear elevation will be replaced with new windows designed to respect and harmonise with the historic character of the building. Submitted window details are all considered satisfactory.

The proposed conversion works to the two storey outbuilding are welcomed. The detailed design ensures retention of character whilst clearly displaying visual evidence of the C21 alterations.

Consent is recommended, with conditions,

RECOMMENDATION

CONSENT with condition(s)

CONDITIONS

1 The works hereby approved shall be begun before the expiration of three years from the date of this consent

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

2 Prior to commencement of works a detailed method statement for the cleaning and repair of stonework shall be submitted to the local planning authority for approval in writing.

Reason: To safeguard the character and appearance of the listed building and curtilage listed building.

3 Prior to commencement of works details of the weather louvre extract grate on the north end elevation are to be submitted to the local planning authority for approval in writing.

Reason: To safeguard the character and appearance of the listed building.

4 Prior to commencement of works details of the method of opening, finishes and colours of the windows in the curtilage listed building conversion are to be submitted to the local planning authority for approval in writing.

Reason: To safeguard the appearance and character of the curtilage listed building and the setting of the listed building.

5 Prior to commencement of the works details of the proposed re-rendering of the south gable wall are to be submitted to the local planning authority for approval in writing.

Reason: To safeguard the character, appearance and historic fabric of the listed building.

6 Prior to commencement of the works full details of the closure of the existing cellar access and stairs formation of the new access and stairs are to be submitted to the local planning authority for approval in writing.

Reason: To safeguard the character, appearance and historic fabric of the listed building.

7 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:

1 Plan numbers

463TE_E_2010_A EXISTING SITE PLAN
463TE_P_2022 SITE PLAN AREAS
463TE_2101_B PUB - EXISTING PLANS 01
463TE_2102_B PUB - EXISTING PLANS 02
463TE_2103_B PUB - EXISTING PLANS
463TE_2120_B PUB - PROPOSED PLANS 01
463TE_2121_C PUB - PROPOSED PLANS 02
463TE_2130_C ANNEX - PROPOSED PLANS
463TE_2201_B PUB - EXISTING ELEVATIONS 01
463TE_2202_B PUB - EXISTING ELEVATIONS 02
463TE_2203_B ANNEX - EXISTING ELEVATIONS 01
463TE_2204_B ANNEX - EXISTING ELEVATIONS 02
463TE_2220_C PUB - PROPOSED ELEVATIONS 01
463TE_2221_C PUB - PROPOSED ELEVATIONS 02
463TE_2230_C ANNEX - PROPOSED ELEVATIONS
463TE_P_2030_C SIDE ELEVATION 01
463TE_P_2031_D SIDE ELEVATION 02
463TE_P_2501_B PROPOSED DETAILS
463TE_P_2020 REV E PROPOSED SITE PLAN
463TE_2000 REV A SITE LOCATION PLAN
DESIGN AND ACCESS STATEMENT
PLANNING STATEMENT
HERITAGE IMPACT ASSESSMENT

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. For the reasons given and expanded upon in the related case officer's report, a positive view of the proposals was taken and permission was granted.

2 ADVICE NOTE:

When a request is made to a Local Planning Authority for written confirmation of compliance with a condition or conditions attached to an approved application, or where a request to discharge conditions is submitted, it will assist the Local Planning Authority if the 1APP standard form is used. The form is available from the Planning Portal at www.planningportal.gov.uk. Requests can be submitted via the Planning Portal or sent direct to the Registration Team, Planning Services, PO Box 5006, Bath, BA1 1JG.

Item No:	06
Application No:	13/04515/FUL

Site Location: Empty Radco Furniture Warehouse Waterloo Road Radstock BA3 3EP



Ward: Radstock

Parish: Radstock

LB Grade: N/A

Ward Members:

Councillor E Jackson

Councillor S Allen

Application Type: Full Application

Proposal:

Demolition of former Co-op Homemaker store to facilitate the erection of 13no. dwellings with associated works.

Constraints:

Agric Land Class 3b,4,5, City/Town Centre Shopping Areas, Coal - Standing Advice Area, Conservation Area, Flood Zone 2, Flood Zone 3, Forest of Avon, Housing Development Boundary,

Applicant:

Curo

Expiry Date:

30th January 2014

Case Officer:

Mike Muston

REPORT

The application is reported to Committee at the request of the Town Council and Councillor Jackson, and agreed by the Chair.

The site, which is within the Radstock urban area, includes the 3 storey former bakery building which dates from the early 1900's with its various single storey modern extensions. The site is bounded by Wellow Brook to the south, a public car park to the north, Radstock Miners memorial garden to the west and residential development and open space to the east.

The proposal is to demolish the existing Old Bakery building and construct 13 dwellings on the site in the form of 3 terraced blocks comprising 2 one bed maisonettes, 8 two bed units and 3 three bed units. The development would include 14 car parking spaces. Access would be by way of the existing access points on Waterloo Road, on either side of the Council car park. Cycle parking is provided within gardens. A separate pedestrian access point is also proposed via the bridge from Frome Road.

The terraced blocks would all be two storey. Units 1-5 and 9-13 would back on to each other and face Waterloo Road (over the car park) and Frome Road (over the Wellow Brook) respectively. Units 6-8 would face the access road and back onto the car park. The houses would be constructed of reconstituted stone with Redland Landmark Slate roofs in Brecon Grey. The walling materials were originally submitted as rough dressed and dressed natural stone. However, this was subsequently amended after the applicants realised that the cost of this would make the scheme unviable.

The site is within the Radstock town centre area but not within the primary shopping frontage. It is also within the housing development boundary and Radstock Conservation Area. It is within Flood Zones 2 and 3a.

Relevant Planning History

02/00210/FUL Conversion and extension of former bakery to form Community Arts Centre - Granted 2002

00/00985/FUL Change of use of first floor to educational use - Granted 2000

99/03204/FUL Conversion of upper floor to offices (revised scheme incorporating extension at eastern end of building) - Granted 1999

99/02293/FUL Conversion of first and second floors to offices with reception area and office on ground floor - Granted 1999

SUMMARY OF CONSULTATIONS/REPRESENTATIONS

Radstock Town Council

Object to the application as the proposals are contrary to NPPF 17, 130 and 135 and BANES Policy BH7 because of the impact on the character of the area, the historic environment and the local context, in the demolition of this building.

Environmental Protection - No objections subject to conditions.

Arboriculture - An Arboricultural Impact Assessment Report, Tree Protection Plan and Arboricultural Method Statement are required to address the issues of the adequate

protection of trees retained off site and the implications of the future relationship between the existing trees and the proposed development. Until these documents are available it is not possible to comment further.

Additional information has now been received any further comments from the Arboricultural Officer will be reported to Committee.

Environment Agency - Providing the Local Planning Authority are satisfied the requirements of the Sequential Test under the NPPF are met the Environment Agency would have no objection, in principle, to the proposed development, subject to the inclusion of conditions.

Archaeology - Recommends that archaeological watching brief and historic building recording conditions are attached to any planning permission, although not convinced that all the options for converting the former bakery to residential or business use have been explored.

Avon and Somerset Police - concludes that there is no reason why this development should not achieve Secured by Design Certification if fittings meet the appropriate standards.

Historic Buildings Officer

The old bakery lies within the Radstock Conservation Area and in the surrounding area are a number of listed buildings. Therefore in terms of national legislation and local policy there is a requirement to preserve or enhance the Conservation Area and nearby designated heritage assets. The Radstock Conservation Area Assessment notes that the cooperative movement had a great impact on the development of the town and a large number of buildings in Radstock including a bakery in 1893 and terraced houses were erected. The bakery was connected by railway sidings to the main line. The current application on the development of the former GWR line also includes reference to this building in the Environmental Impact Assessment of historic buildings in the area. It has been identified in this assessment as a locally important building and reference is made to Policy BH5 of the Local Plan.

Policy BH6 of the Local Plan sets out criteria by which new development proposals within designated conservation areas should be judged. Appendix 2 of the English Heritage 'Guidance on conservation area appraisals' suggests issues that would need to be addressed in assessing the contribution of existing buildings on the site. Whilst the building is modest in terms of architectural fenestration, in terms of its size it may be considered a landmark building as it is clearly viewed from a number of viewpoints in the town, and the surrounding countryside. Its core is a structure of significant townscape interest. It is also a significant building because of the importance the cooperative society played in the history of Radstock. It is an example of an industrial building in an area where the railways and coal mining was also centred, and forms part of a group of buildings that led to the Conservation Area designation. Wholesale demolition of the building would cause substantial harm to the character of the Conservation Area.

It is accepted however that the old bakery has been altered and that there may be benefit in better revealing its significance by removing later single storey additions, or even

adding well-designed replacement extensions if required. The emphasis however should be on designing an imaginative scheme that would enhance its appearance and its setting.

The formal planning application provides a justification for the scheme, and clearly bringing the site into beneficial use would have some advantages. However conservation policy requires every effort should be made to find a suitable new use.

Highways

There is no highway objection to the principle of development.

In this location the number of parking spaces proposed is considered to be suitable. However, given the site's proximity to the town centre and the open nature of the one-way circulatory route, there is a risk that parking will occur outside of the allocated spaces. Such parking will need to be controlled and it is requested that details of how parking will be controlled within the development (noting the requirement for the traffic route to be adopted) is provided.

Further information regarding swept path analysis, areas to be adopted and access rights is requested (subsequently provided).

Highways Drainage - notes that the Environment Agency is the statutory consultee on these proposals. Notes that the application proposes that 'to minimise runoff from the development, the car parking and road vertical alignments will be designed to provide flat areas, where possible, where water will collect and pond during exceedance events'. This is an unacceptable way to deal with surface water from exceedance events. Instead overland flood routes outfalling to the Wellow Brook (at greenfield runoff rates) should be designed and drawings showing the layout and size of these features sent to this office. (This additional information has been provided.)

Ecology - no objections subject to conditions

Parks and Open Space

The residential accommodation comprises 2 one bedroom dwellings, 8 two bedroom dwellings and 3 three bedroom dwellings. This quantum of development would result in a projected occupancy of 29 persons who would create demand for formal green space, natural green space and allotment provision equal to 435m², 435m² and 87m² respectively.

The Council's data shows that there is currently a deficit within the Radstock Ward of 0.86ha and 0.99ha in respect of formal green space and allotment provision. The result of this is that there is no surplus provision to absorb the demand created by the occupiers of the development and it is therefore necessary for the applicant to provide either on-site or off-site formal open space and allotment provision, or a commuted sum to the Council to provide and maintain such provision. The proposals do not include either on-site or off-site provision; so the commuted sum must therefore be provided.

The Council's data shows that there is a surplus in respect of natural green space of 15.83ha. Given that this surplus far exceeds what is required to meet the demand generated by the development the applicant is not required to provide new provision. There is a requirement; however, to make a capital contribution towards the enhancement of existing provision, in accordance with the Council's adopted Planning Obligations SPD.

The following financial contributions will be required in the event that planning permission is granted:

Formal green space provision
Land purchase: £2,153.25
Construction costs: £17,139.00
Maintenance: £18,396.15
Enhance existing facilities: NIL

Natural green space provision
Land purchase: NIL
Construction costs: NIL
Maintenance: NIL
Enhance existing facilities: £4,176.00

Allotment provision
Land purchase: £430.65
Construction costs: £751.68
Maintenance: £868.26
Enhance existing facilities: NIL

Total contribution value: £43,914.99

Representation received from Councillor Eleanor Jackson, objecting to the application on the following main grounds:

The demolition of this iconic building will not preserve or enhance the conservation area. Radstock is considered 'the best preserved former mining town in England' and therefore policies D.2 and D.4 apply.

Considers that the applicants are disingenuous about the attempts to market the site.

Strongly objects to the change of use.

These are not the kind of houses needed in Radstock.

The loss of car parking space, and the overflow of visitors' cars into Waterloo Road will be disastrous for Radstock Museum, which has built up an international reputation, and also has coachloads of local school children arriving.

3 letters from local residents and 5 on behalf of the museum received, objecting to the application on the following grounds:

The habit of demolishing existing buildings of significance to build affordable housing needs to stop.

Object to the demolition of one of a few remaining buildings of historic interest in Radstock town centre.

Better the developers incorporate the red brick building into their scheme, perhaps as the flats part of it.

Concern expressed that insufficient car parking is to be provided, leading to residents parking in the Waterloo Rd car park and depriving the museum of car parking.
Object to the demolition of this iconic building in the centre of Radstock.

3 letters of support received, making the following main points:

The warehouse is both ugly and inappropriate and welcome it being pulled down.

Believe these homes are required in this area for local people and should be given the go ahead.

With the appropriate structure of buildings it would enhance the area.

POLICIES/LEGISLATION

LOCAL PLAN

Bath & North East Somerset Local Plan (including Minerals and Waste policies) 2007.
Policies relevant to this site in the Local Plan are:

D.2	General Design and public realm considerations
D.4	Townscape considerations
HG.1	Housing Requirements
HG.4	Residential Development in Urban Areas
HG.5	Affordable Housing
HG.7	Minimum Residential Density
T.24	General development control and access policy
T.26	On-site parking and servicing provision
NE.4	Trees and Woodlands
NE.12	Natural Features
BH.6	Development in Conservation Areas
BH.7	Demolition in Conservation Areas
S.8	Retention of shops in centres

CORE STRATEGY

The Council has prepared a draft Core Strategy, which has been the subject of an Examination in Public. A letter has been received from the Planning Inspectorate (PINS), indicating that the Strategy cannot be found sound in its current form. This reduces the weight that can be attached to the Strategy. However, the following policies are relevant:-

DW1	District-wide Spatial Strategy
SV1	Somer Valley Spatial Strategy
SV3	Radstock Town Centre
CP6	Environmental Quality
CP9	Affordable Housing
CP10	Housing Mix

As part of its work on the emerging Core Strategy the Council considers that it has a 5 year supply of deliverable housing land against the emerging Core Strategy requirement of around 13,000 homes. The Core Strategy Examination Inspector has agreed, through his note ID/44, that the strategic housing requirement is around 13,000 homes or less. However, the Inspector has not yet considered 5 year land supply issues which remain

subject to significant unresolved objections. In accordance with NPPF, para 216 only limited weight can be attached to the 5 year land supply position

For the purposes of this application the Council therefore accepts that it is unable to demonstrate a 5 year supply of deliverable housing land as required by NPPF, para 47. Therefore, in accordance with NPPF, para 49, the housing policies of the Adopted Local Plan are out of date and the application should be considered in the context of the presumption in favour of sustainable development.

NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework (the Framework) was published in March 2012 and superseded much previous Government guidance. It contains a number of paragraphs that are relevant to the application and these are summarised below:-

Presumption in favour of sustainable development

The Framework introduces a presumption in favour of sustainable development. This is defined as being made up from economic, social and environmental elements. It says that, when taking decisions on applications, this presumption means approving development proposals that accord with the development plan without delay. Where the development plan is absent, silent or relevant policies are out of date, it means granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or where specific policies in this Framework indicate development should be restricted.

Core Planning Principles

Amongst the core planning principles set out in the Framework are that planning should:-
proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs
always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings

Economic Growth

Paragraph 19 of the Framework helps explain the importance the Government places on securing economic growth. This states that the Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.

Providing Housing

The Framework places particular emphasis on the provision of an adequate quantity of housing. It says that local planning authorities should aim to boost the supply of housing and housing land. It says that housing applications should be considered in the context of

the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites. As set out above, the Council accepts that it cannot currently demonstrate a five year supply of housing land. This means that limited weight can be attached to the urban area boundaries.

Conserving the historic environment

Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site;
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Good Design

The Framework continues the theme from previous Government guidance that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

It says that planning decisions should aim to ensure that developments:-
will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development
establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit
optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks
respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation
are visually attractive as a result of good architecture and appropriate landscaping

The Framework goes on to say that decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

OFFICER ASSESSMENT

The main issues in this case are considered to be the following:-

The principle of development of the site

Whether the proposal preserves or enhances the character or appearance of the Conservation Area
The effect on the living conditions of residential occupiers
The effect on highway safety
The effect on flooding
The effect on local infrastructure and facilities
The benefits of the scheme, including the provision of affordable housing and housing in general

Principle of the Development

The application site is within the Radstock urban area and defined town centre. Policy S.8 of the Local Plan says that the change of use of an existing shop to another use will not be permitted where the viability and vitality of that centre is adversely affected. Whilst the proposal is for demolition rather than a change of use, it is considered that this policy is relevant.

The NPPF is more flexible in respect of loss of retail in town centres but does stress that in town centres, Councils should pursue policies to support their viability and vitality. As the building has been vacant for some considerable time, and the marketing report submitted by the applicants makes it clear that attempts to let or sell the building have been unsuccessful, it is not considered that the proposal would have any negative impact on the viability and vitality of the town centre.

It is considered that the principle of the development is acceptable.

Character and Appearance of Conservation Area

The 1999 Radstock Conservation Area Assessment places the application site within Area 5 but does not specifically refer to it, other than to note that it was constructed in 1893. The main building on site is of historical interest, given the importance of the Co-operative movement in Radstock, and is a prominent feature in this part of the Conservation Area. The building undeniably provides a significant feature and contributes to the character and appearance of the Conservation Area. Opinions vary from consultees as to whether this is a positive or negative contribution, but it is a landmark in this part of the Conservation Area.

It is considered that the loss of this building amounts to harm to the significance of the Conservation Area, as defined in the NPPF. Case law since the NPPF was published has established that, to amount to "substantial harm" to that significance, as set out in paragraph 133 of the NPPF, means the total or almost total loss of the significance of the asset. The loss of this building would not come close to having such a dramatic impact on the significance of the Conservation Area, only on the significance of the bakery itself as an undesignated Conservation asset. In respect of the Conservation Area, paragraph 134 of the NPPF says that, where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Paragraph 135 of the NPPF says that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the

application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The required balancing exercise will be undertaken later in this report.

The proposal would reflect the pattern of development in the area, with two storey terraces of similar appearance to those already existing immediately to the east. The site would experience considerable change, with a single large building being replaced by terraces of two storey houses. However, such terraces are characteristic of the area and, if the loss of the existing building is considered acceptable, the proposed replacement would appropriately reflect the character and appearance of the wider Conservation Area. The two main terraces would back onto each other and present their front elevations to the edges of the site. This is considered to be the correct approach to the development of the site. The originally submitted walling materials of natural stone would have been an improvement on the revised reconstituted stone. However, this is not considered sufficient to warrant refusal of the application.

It is considered that the proposal would amount to an acceptable development of the site, but, by involving the demolition of a building that currently contributes to the character and appearance of the Conservation Area, it is concluded that the overall impact on the Conservation Area would be negative. It is concluded that the proposal would result in less than substantial harm to the significance of the Conservation Area and neither preserve nor enhance the character and appearance of the area, contrary to Policies BH.6 and BH.7 of the Local Plan in this respect.

Living conditions of neighbours

The houses are set sufficiently far from nearby existing properties such that no harm would arise. The two terraces that back onto each other vary in their distance apart from 20 metres at their eastern end to 15 metres at their western end. The 15 metre separation at the western end is less than would be considered ideal. However, the future occupiers would be aware of this relationship before moving in. It is not considered that this proximity amounts to harm sufficient to justify refusal of the application, although it is a matter weighing against the proposal.

Highway safety

The Council's Highways Officers have accepted that the proposed housing development is unlikely to generate as much traffic as the previous use of the site and that the access through the site is acceptable, subject to it being constructed to adoptable standards.

Representations on behalf of the museum have stated that they are concerned that insufficient on-site car parking is proposed, and that this may lead to increased use of the car park adjoining the site. One space is proposed for each of the proposed units except Unit 1, which will have two spaces. This is considered to be sufficient for housing in a sustainable location like this, close to the town centre and bus stops. It is accepted that visitors arriving by car may use the car park, if none of the spaces on site are available. However, the parking proposed is within the maximum levels required by local and national guidance and is considered acceptable.

It is considered that the proposal would not have an adverse effect on highway safety, and would comply with Policies T.24 and T.26 of the Local Plan.

Flooding

The Environment Agency has commented that, providing the Local Planning Authority are satisfied the requirements of the Sequential Test under the NPPF are met, they would have no objection, in principle, to the proposed development, subject to the inclusion of conditions. The submitted Sequential Test is considered appropriate and shows that there are no available sites where the development could be constructed that would be less likely to flood.

Local Infrastructure and Facilities

The applicants have purchased the site to enable the provision of affordable housing and have submitted a viability assessment. This shows that the scheme, even without the payment of any contributions to the Council, and with the input of the anticipated HCA grant, would produce a slight negative return. This has been checked by an independent valuer, who has confirmed the accuracy of the submitted viability assessment. The independent valuer has confirmed that the purchase price paid for the site is a reasonable one and that the proposal cannot withstand the payment of any financial contributions by way of a Section 106 or any other contribution.

The proposal would produce demand for formal green space provision and allotments, which are under-provided in the local area. However, based on the viability assessment, the scheme would be unable to contribute towards either of these areas or towards sustainable transport, all as requested by consultees within the Council. This disbenefit has to be balanced against the benefits of the proposal, which are considered below.

Benefits of the Scheme and Conclusions

The applicants are proposing to provide 100% affordable housing on this site. Meeting affordable housing need is a key objective of the emerging Core Strategy and NPPF, and should be afforded significant weight in planning decisions both locally and nationally. Whilst the detailed examination of this Council's housing needs are on-going, it is evident that affordable housing need between the period of 2011-2031 is significant. There is a need to increase previous rates of delivery of affordable housing.

Delivery of affordable units within market schemes has been challenging in the recent economic downturn and the development of small infill affordable housing schemes now provides a significant delivery mechanism under which to achieve the Council's affordable housing targets. The emerging Core Strategy notes providing sufficient affordable housing can be achieved through "enabling housing associations to upgrade/intensify their stock, and allow small scale infilling within existing neighbourhoods".

As well as the need for affordable housing, members will be well aware of the shortfall of housing permissions in general that exists at present, and that the Council cannot currently demonstrate a 5 year supply of housing land. The NPPF states that, in these circumstances, the Council's policies on the location of housing should be considered as

out of date (paragraph 49). In such circumstances, the NPPF in paragraph 14 states that "where the development plan is absent, silent or relevant policies are out of date", the decision maker should grant permission unless "any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole".

The main adverse impact identified is the less than substantial harm caused to the significance of the Radstock Conservation Area. To be added to this is the substantial harm to the significance of the undesignated heritage asset that is the old bakery, the limited harm caused to future occupiers of the terraces that back onto each other where they are located close together, and the inability of the scheme to fund the required open space contributions.

The applicants have submitted a marketing report that shows that the premises have been marketed for a number of different uses over recent years. Some interest has been shown but no sale or lease has been successfully concluded. This report and the viability assessment submitted by the applicants and checked by independent valuers shows that, if the site is to be used for the provision of affordable housing, it is not viable either to retain the building or to pay any financial contributions.

The scheme would provide 13 units of much need housing, and specifically affordable housing. This is considered to be a substantial benefit, as identified above. Whilst some harm has also been identified in this report, it is not considered that the identified adverse impacts "would significantly and demonstrably outweigh the benefits", as set out within the NPPF. It is therefore recommended that planning permission should be granted.

Recommendation

The applicants are proposing that these units are all for affordable housing but have shown that it would not be viable to provide other contributions. It is recommended that this is accepted but that as a result, it is necessary to ensure that these houses are for affordable housing (this would not normally be required on a site of this size in this location). It is therefore recommended that authority be granted by Committee to the Development Manager to PERMIT this application, once a Section 106 agreement dealing with this matter has been signed, and subject to the conditions set out below.

RECOMMENDATION

Authorise the Development Manager of Planning and Transport Development to PERMIT subject to condition(s)

CONDITIONS

A. Authorise the Planning and Environmental Law Manager to enter into a Section 106 Agreement to secure:

The provision, on site, of 100% Affordable Housing the housing mix to be agreed in writing with Bath and North East Somerset Council

B. Subject to the prior completion of the above agreement, authorise the Development Manager to PERMIT subject to the following conditions:

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 On completion of the works but prior to any occupation of the approved development, the applicant shall submit to and have approved in writing by the Local Planning Authority, an assessment from a competent person to demonstrate that the development has been constructed to provide sound attenuation against external noise in accordance with BS8233:1999. The following levels shall be achieved: Maximum internal noise levels of 30dBLAeq,T for living rooms and bedrooms. For bedrooms at night individual noise events (measured with F time-weighting) shall not (normally) exceed 45dBLAmax.

Reason: In the interest of residential amenity

3 No materials arising from the demolition of any existing structures, the construction of new buildings nor any material from incidental and landscaping works shall be burnt on the site.

Reason: In the interests of the living conditions of nearby residents.

4 No development shall take place, other than site clearance not involving the demolition of the building, within the site until the applicant, or their agents or successors in title, has implemented the programme of archaeological work in accordance with the submitted written scheme of investigation prepared by Bristol and Region Archaeological Services (Project No. 3006, December 2013).

Reason: The site is within an area of significant archaeological interest and the Council will wish to examine and record items of interest discovered.

5 No development shall take place, other than site clearance not involving the demolition of the building, within the site until the applicant, or their agents or successors in title, has implemented the programme of historic building recording in accordance with the submitted written scheme of investigation prepared by Bristol and Region Archaeological Services (Project No. 3005, December 2013).

Reason: The building is of significant historic interest and the Council will wish to examine and record features of architectural interest.

6 No development hereby permitted shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:

1. A preliminary risk assessment which has identified:

- all previous uses,
- potential contaminants associated with those uses,
- a conceptual model of the site indicating sources, pathways and receptors,
- potentially unacceptable risks arising from contamination at the site.

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the LPA. The scheme shall be implemented as approved.

Reason : To protect controlled waters.

7 No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: To protect controlled waters.

8 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the LPA) shall be carried out until the developer has submitted a remediation strategy to the Local Planning Authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason: To protect controlled waters.

9 No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason: In some cases the infiltration of surface water through contaminated ground can present an unacceptable risk to controlled waters.

10 No development hereby permitted shall be commenced until a scheme for prevention of pollution during the construction phase has been approved by the Local Planning Authority. The scheme should include details of the following:

1. Site security.
2. Fuel oil storage, bunding, delivery and use.
3. How both minor and major spillage will be dealt with.

4. Containment of silt/soil contaminated run-off.
 5. Disposal of contaminated drainage, including water pumped from excavations.
 6. Site induction for workforce highlighting pollution prevention and awareness.
- Invitation for tenders for sub-contracted works must include a requirement for details of how the above will be implemented.

Reason: To prevent pollution of the water environment.

11 The development hereby permitted shall only be carried out in accordance with the approved Flood Risk Assessment by Clarke Bond dated September 2013 and the following mitigation measures detailed within: Finished floor levels are set no lower than 68.50m above Ordnance Datum (AOD).

Reason: To reduce the risk of flooding to the proposed development and future occupants.

12 The scheme for surface water drainage contained in Appendix H to the submitted Flood Risk Assessment shall be implemented in accordance with the submitted details before the development is completed.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system.

13 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.

14 No dwelling hereby permitted shall be occupied until the parking space(s) shown on the approved plans as serving that unit has been provided and the roads connecting that space to the public highway completed to an adoptable standard. The parking spaces shall thereafter be retained as such and not used for any other purpose.

Reason; In the interests of highway safety.

15 Works for the demolition of part or all of the building(s) shall not commence until a valid contract for the redevelopment of the site, if necessary in accordance with a valid planning permission, has been let, or details of temporary treatment of the site or building(s) have been approved in writing by the Local Planning Authority and such details to include a programme for carrying out such treatment, which shall thereafter be carried out in accordance with the approved details.

Reason: To safeguard the character and appearance of this part of the Conservation Area.

16 Prior to the installation of any lighting on site, details of a proposed lighting scheme shall be submitted to the Local Planning Authority for approval in writing. The scheme shall provide locations, plans and details of measures to minimise potential effects on bats through lighting design and specification and shall define the areas that shall be completely unlit, and demonstrate that the watercourse and tree line alongside will not be affected by light spillage from the site. Upon approval in writing, the details shall be implemented and thereafter the development shall be operated in accordance with the approved details.

Reason: to avoid harm to bat activity and other wildlife arising from light spill

17 Prior to the commencement of development, other than site clearance and demolition of existing on site structures, a method statement shall be submitted to and approved by the local planning authority detailing:

1 the containment, control and removal of Himalayan Balsam from the site

2 measures to ensure no harm to adjacent trees and watercourse including prevention of pollution or waste from entering the watercourse

The measures shall be carried out strictly in accordance with the approved scheme.

Reason: to protect retained habitats and eradicate non-native invasive species

18 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:

1 Drawings 31918_P006/A, P010/D, P011/D, P 012/E, LP(90)104/C, received 17 December 2013.

Drawings 31918_P001, P002, P004, P005/A, P007/A, P008/A, P009, P013, P014, LP(90)100/B, 102/B, 103/B, 300, received 18 October 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.

Item No: 07
Application No: 13/04514/FUL
Site Location: Empty Co-op Premises High Street High Littleton Bristol



Ward: High Littleton **Parish:** High Littleton **LB Grade:** N/A
Ward Members: Councillor L J Kew
Application Type: Full Application
Proposal: Erection of 9 no. residential units, together with associated car parking, highway works and landscaping following demolition of former Co-op store building
Constraints: Agric Land Class 1,2,3a, Coal - Standing Advice Area, Forest of Avon, Housing Development Boundary,
Applicant: Curo Group
Expiry Date: 25th December 2013
Case Officer: Mike Muston

REPORT

The application is being reported to Committee at the request of Ward Councillor Kew and with the agreement of the Chair.

This application involves the demolition of the existing disused Co-operative store building and the construction of 9 residential units within the Housing Development Boundary, comprising the following mix:

2 one bed flats;

3 two bed houses;

4 three bed houses.

The homes will be provided for affordable rent. Parking is proposed for 14 cars.

The scheme has been set out to attempt to take advantage of the changing levels of the site. The terrace facing High Street is intended to reinforce the building line along the road, currently broken by the single storey former Co-op building, which is set back from the road. The terrace to the rear of the site uses a split level arrangement to accommodate the change in level, with access from the upper garden or lower road level. The majority of the existing stand of trees is to be retained.

It is proposed to increase the width of part of Lansdown Place to improve access for emergency and refuse vehicles to the site and the adjacent existing properties. It is also proposed to increase the width of the High Street pavement across the site.

The front and north-west facing side elevations of the houses fronting High Street are proposed to be faced in coursed rough limestone (Purbeck or similar) with terracotta double roman roof tiles, in keeping with other local buildings. The rear and other side elevations of these houses would be rendered with off white coloured render. The remaining houses would be clad with appropriate reconstituted stone and roofed with terracotta double roman roof tiles.

Relevant Planning History

12/01885/OUT - Erection of 8 dwellings, involving demolition of existing buildings on site - Withdrawn

SUMMARY OF CONSULTATIONS/REPRESENTATIONS

High Littleton Parish Council

Comments that the Council recommends the deletion of the maisonette, which would achieve the Parish Council's request for a bus stop refuge/lay-by and achieve more parking spaces. The Council do not wish to see parking by the access.

Highways

Vehicular access from the High Street into the Chimes is proposed to be improved to the extent that it is acceptable, and it has been demonstrated that visibility splays across third party land is under the control of the applicant. Fourteen parking spaces are proposed for the nine dwellings, and this is consistent with the guidance of the Local Plan, and below the maximum standards due to the site's relatively good accessibility (proximity to schools,

shops, public transport etc.). The arrangement suggested in para. 5.3.2. of the Design and Access Statement is acceptable.

To promote travel by alternatives to the private car, again reflecting the reasonably sustainable nature of the site, the widening of the footway fronting the site is welcomed. In addition will be seeking a contribution for improvements to the adjacent bus-stop to encourage the use of local buses (and further afield to Bath and Bristol). Our Public Transport colleagues have confirmed that this stop would benefit from a replacement bus shelter, real-time information and a raised kerb to improve access to buses. To compliment this, Residents Welcome Packs are recommended to inform and promote sustainable travel.

Subject therefore to the contribution of £10k for the improvement of public transport infrastructure (detailed above), there are no highway objections subject to conditions.

Education

Should this development go ahead, estimate that the children generated by the development will create the following need and we would be seeking a Developer Contribution as follows. The 1 bed units have been excluded from the calculations.

Early Years age 0-2 places - 0.259 places at a cost of £0 (sufficient provision in the area)

Early Years age 3-4 places - 0.821 places at a cost of £0 (sufficient provision in the area)

Total for Early Years provision £0 (Sufficient provision in the area)

Primary age pupil places - 1.456 places at a cost of £18,918.26

Secondary age pupil places - 0.643 places at a cost of £0 (sufficient provision in the area projected)

Post 16 places - 0.148 places at a cost of £0 (sufficient provision in the area projected)

Projections for High Littleton Primary school indicate that by 2016 - 2107 the school will be full and therefore a financial contribution is sought in order to provide sufficient places for the primary school pupils calculated to be generated by the proposed development. This will be used to expand and/or enhance the facilities at the primary school to allow it to accommodate the additional pupils. The precise capital works that will be required will be discussed and agreed with

the Governing Body at a later date should the development go ahead.

Total for school places £18,918.26

Youth Services provision places - 1.05 places at a cost of £1,400.70

This contribution applies to all new houses of 2 beds or more as existing provision in Bath and North East Somerset is sufficient to meet the needs of the current population only.

Total for Youth provision £1,400.70

Therefore a total contribution sought of £20,318.96

Parks and Open Spaces

The development proposed is the erection of 9 dwellings comprising 2 one bedroom units, 3 two bedroom units and 4 three bedroom units. This quantum of development would result in a net occupancy across the site of 22 persons who would create demand for formal green space and allotment provision of 330m² and 66m² respectively.

The Council's data shows that there is a deficit within the parish of High Littleton in respect of formal green space and

allotment provision of 1.29ha and 0.51ha respectively. It is therefore necessary for the developer to provide either on site or off site provision in this regard, or to make a financial contribution to the Council to meet the demand generated by the development. It should be noted that there is no requirement to provide natural green space, by reason of the site's rural location and resultant easy access to open countryside. There is no indication within the submission that either on site or off site formal open space or allotment provision will be delivered as part of the development. Therefore, in accordance with the Council's adopted Supplementary Planning Document 'Planning Obligations', the developer would be required to make a financial contribution to the Council in order that off site provision can be provided by the Council to meet the demand generated by the development. Taking account of the above, the following financial contributions will be required in the event that planning permission is granted:

Formal green space provision:

Land purchase: £1,633.50

Construction costs: £13,002.00

Annual maintenance: £13,955.70

Enhance existing facilities: NIL

Allotment provision:

Land purchase: £326.70

Construction costs: £570.24

Annual maintenance: £658.68

Enhance existing facilities: NIL

Total contribution value: £30,146.82

Environmental Health - no objections - recommends a condition.

Landscape Officer

The loss of the stone wall to facilitate the shared access is regrettable but probably unavoidable. Would like to see the main frontage walls constructed in stone and reflecting local vernacular to redress this point. Would ask for the two trees on the northern side of the parking area to be set within a planted area and not surrounded by paving. Detail of tree and shrub species can be dealt with through the condition process. The detail of the hard paving generally is very important to the success of the scheme and the pavement, kerb and access road interface is also important - asks for a condition to be added to cover this aspect.

Highways Drainage - No objections subject to a condition.

Wessex Water

Foul and Surface Water Drainage - The application form indicates that foul and surface water will be disposed to the public sewer system. In general terms High Littleton is currently served by an existing public foul sewer draining flows to Paulton Sewage Treatment Works. There are no recorded public surface water systems at this location and it can be assumed that the existing settlement has private surface water disposal arrangements through soakaways or private outfalls. The existing foul system serving this location is provided through a small sub-catchment draining to a pumping station located at the rear of the development site. There is limited spare capacity available in this

system and design flows are reflected with nominal pumping rates. The impact of proposed surface water connections from this new development will inevitably lead to sewer flooding affecting local property. Believe that this is a material consideration that should be addressed before any planning

permission is granted. In the circumstances we feel it is appropriate for Wessex Water to lodge a holding objection until appropriate arrangements for foul and surface water can be agreed in sufficient detail with the sewerage undertaker. Advise that it is their view that the current drainage proposals do not conform with sustainable development principles. However, subject to ground conditions the current layout does not appear to offer any significant opportunity for soakaway or infiltration drainage, with 5 metre clearance from dwellings required under Building Regulations.

If the Council is minded to grant permission request that a planning condition is applied dealing with Foul and Surface Water.

Avon and Somerset Police

Notes that in the Design and Access Statement the applicant makes reference to the project taking into account the Secured by Design principles. Upon inspection of the plans, can confirm that the layout meets the SBD Part 1 standards. Makes other detailed comments that will aid the applicants in achieving higher level Secured by Design accreditation.

Archaeology

The proposed development area lies within the medieval settlement area of High Littleton. The proposed housing development may therefore have a detrimental effect on any surviving archaeological remains in the vicinity. Would therefore recommend that the following archaeological conditions are attached to any planning consent, to ensure (1) a field evaluation of the site, (2) a subsequent programme of archaeological work or mitigation, and (3) publication of the results.

An archaeological evaluation has subsequently been submitted and found acceptable. The first condition can therefore now be amended to require the implementation of the work identified in the evaluation.

Arboriculture

The tree survey submitted remains inconclusive and ambiguous. Whilst it provides an adequate assessment of the existing trees on and adjacent to the site it does not relate to the proposed development specifically. In particular the implications of the retention of T2 have not been satisfactorily addressed and anomalies remain. The layout plan and landscape plan show ramped access route, retaining walls and steps/paths that will impact on the Root Protection Areas of the trees. There appear to be changes in ground levels too which have not been addressed. Although the trees on the site have no particular significance individually, as a group they have considerable visual amenity and screening value and would be worthy of a TPO. Consideration must be given to the potential impact of the proposed development on the trees in particular changes in ground levels, construction of ramped access route, walls, steps and paths. A revised

Arboricultural Impact Report, Tree Protection Plan and Arboricultural Method Statement are required. Until these have been submitted to and approved by the Local Planning Authority, recommends that this application is refused.

Revised plans and details have now been submitted to deal with these issues - any further comments received from the Arboricultural Officer will be reported to Committee.

Contaminated Land - Recommends conditions

Ecology

A satisfactory ecological survey has been completed. A number of recommendations are made including use of an ecological clerk of works during site clearance and precautionary measures to avoid harm to wildlife such as birds and reptiles; incorporation of native habitat features and planting into the landscape scheme; retention of the semi-mature trees; and provision of other features to benefit wildlife such as bird and bat boxes. Notes that the planting scheme includes provision of native planting and this is welcome. Notes that the retention of site trees is a specific recommendation of the ecological report. Impacts on the trees need to be clarified and if applicable further detail would be needed regarding mitigation for ecological impacts arising from any impacts on these trees. Subject to this issue being satisfactorily resolved and subject to condition to secure the implementation of the recommendations of the ecological report, has no objection to this proposal.

Representations:

Letters of objection received from 4 households, making the following main points:-

Similar to a previously unacceptable application

Unsafe access close to zebra crossing, bus stop, post office, junctions

Nine houses on this site is too many

Houses should be developed as low cost housing to help those trying to get on the property ladder

Frontage houses should be built of matching natural stone

Inadequate parking will lead to cars parking along The Chimes, causing problems for local residents

The Chimes may not have been constructed to adoptable standards and may lead to structural damage

Concerned over maintenance of the access road

Adjoining front garden is in visibility splay

The local school is already full

The pump should be reinstated to its original position

Affordable housing not in character with other housing locally

The three storey properties will cause overlooking

There are too many properties off a private drive

Extra surface water will lead to flooding of nearby gardens

Concern that the houses will be used to house people from out of the area

The block of one bedroom units should be removed from the plans

The houses at the back of the site may be outside the development boundary

POLICIES/LEGISLATION

LOCAL PLAN

Bath & North East Somerset Local Plan (including Minerals and Waste policies) 2007. Policies relevant to this site in the Local Plan are:

D.2	General Design and public realm considerations
D.4	Townscape considerations
HG.1	Housing Requirements
HG.4	Residential Development in Urban Areas
HG.5	Affordable Housing
HG.7	Minimum Residential Density
T.24	General development control and access policy
T.26	On-site parking and servicing provision
NE.4	Trees and Woodlands
NE.12	Natural Features

CORE STRATEGY

The Council has prepared a draft Core Strategy, which has been the subject of an Examination in Public. A letter has been received from the Planning Inspectorate (PINS), indicating that the Strategy cannot be found sound in its current form. This reduces the weight that can be attached to the Strategy. However, the following policies are relevant:-

DW1	District-wide Spatial Strategy
RA1	Development in Villages meeting listed criteria
CP6	Environmental Quality
CP9	Affordable Housing
CP10	Housing Mix

NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework (the Framework) was published in March 2012 and superseded much previous Government guidance. It contains a number of paragraphs that are relevant to the application and these are summarised below:-

Presumption in favour of sustainable development

The Framework introduces a presumption in favour of sustainable development. This is defined as being made up from economic, social and environmental elements. It says that, when taking decisions on applications, this presumption means approving development proposals that accord with the development plan without delay. Where the development plan is absent, silent or relevant policies are out of date, it means granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or where specific policies in this Framework indicate development should be restricted.

Core Planning Principles

Amongst the core planning principles set out in the Framework are that planning should:- proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs

always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings

Economic Growth

Paragraph 19 of the Framework helps explain the importance the Government places on securing economic growth. This states that the Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.

Providing Housing

The Framework places particular emphasis on the provision of an adequate quantity of housing. It says that local planning authorities should aim to boost the supply of housing and housing land. It says that housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites. The Council cannot currently demonstrate a five year supply of housing land. This means that limited weight can be attached to the urban area boundaries.

Good Design

The Framework continues the theme from previous Government guidance that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

It says that planning decisions should aim to ensure that developments:- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation are visually attractive as a result of good architecture and appropriate landscaping

The Framework goes on to say that decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

OFFICER ASSESSMENT

The main issues in this case are considered to be the following:-

The principle of development of the site

The effect on the character and appearance of the area

The effect on the living conditions of nearby residential occupiers

The effect on highway safety

The effect on local infrastructure and facilities

The benefits of the scheme, including the provision of affordable housing and housing in general

Principle of the Development

All the proposed built form is to be within the Village Development Boundary. The principle of redeveloping the site for housing is acceptable.

Character and Appearance

This part of High Littleton has a mixed character. The High Street is predominantly characterised by houses and commercial properties set back a few metres from the road on both sides of the street. However, there are also numerous examples of individual or terraced properties set back behind the main building line. Immediately to the north-west of the application site, a terrace of properties known as Lansdown Place is set back behind Pioneer Cottages, which front High Street.

The proposal would reflect the pattern of development in the area, with a terrace of four two storey houses fronting the High Street. A further terrace of three houses would be located to the rear of the site, in a similar manner to Lansdown Place to the north. These dwellings would take advantage of the land sloping away to the rear and would provide spilt-level properties appearing as two storey from the front and three storey at the rear. In between these would be smaller block providing two units.

It is considered that the proposed development would contribute more to the street scene than the existing buildings on site. The houses on the street frontage would be constructed of white lias stone to the front and the northern (more prominent) side, with render on the other side and to the rear. The dwellings further back in the site would be of reconstituted stone.

It is considered that the proposal would have a positive effect on the character and appearance of the area, and would comply with Policies D.2 and D.4 of the Local Plan in this respect.

Living conditions of neighbours

The houses would all be set sufficiently far from adjoining properties, and have their habitable room windows arranged in such a way, that they would not give rise to any unacceptable overlooking or overbearing impact. It is concluded that there would be no unacceptable adverse effect on the living conditions of nearby residents and that the proposal would comply with Policy D.2 in this respect.

Highway safety

The Council's Highways Officers have accepted that the proposal is acceptable. The Parish Council is keen to see a bus stop refuge/lay-by accommodated on the site. However, there are problems with this as there is insufficient space and it would clash with the pedestrian crossing. In addition, highways officers have confirmed that the traffic that this new use of the site would generate would be less than that generated by the previous use. As a result, it would be difficult to argue that the provision of a bus lay-by was necessary to make the development acceptable.

It is considered that the proposal would not have an unacceptably adverse effect on highway safety, and would comply with Policies T.24 and T.26 of the Local Plan.

Local Infrastructure and Facilities

The applicants are confident that the issues raised by Wessex Water are capable of resolution and that a suitable and appropriate solution to the drainage issues they raise can be achieved. They are happy to accept the imposition of a condition dealing with this matter, as requested by Wessex Water, and this is the approach recommended.

The applicants have purchased the site to enable the provision of affordable housing and have submitted a viability assessment. This shows that the scheme, even without the payment of any contributions to the Council, and with the input of the anticipated HCA grant, would produce a slight negative return. This has been checked by an independent valuer, who has confirmed the accuracy of the submitted viability assessment. The independent valuer has confirmed that the purchase price paid for the site is a reasonable one and that the proposal cannot withstand the payment of any financial contributions by way of a Section 106 or any other contribution.

The proposal would produce demand for additional primary school places at the local school, which is full, and for green space provision, which is under-provided in the local area. However, based on the viability assessment, the scheme would be unable to contribute towards either of these areas or towards sustainable transport, all as requested by consultees within the Council. This disbenefit has to be balanced against the benefits of the proposal, which are considered below.

Benefits of the Scheme and Conclusions

The applicants are proposing to provide 100% affordable housing on this site. Meeting affordable housing need is a key objective of the emerging Core Strategy and NPPF, and should be afforded significant weight in planning decisions both locally and nationally. Whilst the detailed examination of this Council's housing needs are on-going, it is evident that affordable housing need between the period of 2011-2031 is significant. There is a need to increase previous rates of delivery of affordable housing.

Delivery of affordable units within market schemes has been challenging in the recent economic downturn and the development of small infill affordable housing schemes now provides a significant delivery mechanism under which to achieve the Council's affordable housing targets. The emerging Core Strategy notes providing sufficient affordable housing can be achieved through "enabling housing associations to upgrade/intensify their stock, and allow small scale infilling within existing neighbourhoods".

As well as the need for affordable housing, members will be well aware of the shortfall of housing permissions in general that exists at present, and that the Council cannot currently demonstrate a 5 year supply of housing land. The NPPF states that, in these circumstances, the Council's policies on the location of housing should be considered as out of date (paragraph 49). In such circumstances, the NPPF in paragraph 14 states that "where the development plan is absent, silent or relevant policies are out of date", the decision maker should grant permission unless "any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole".

Given that the scheme would provide 9 units of much need housing, and specifically affordable housing, it is not considered that the identified adverse impacts "would significantly and demonstrably outweigh the benefits", as set out within the NPPF. Permission should therefore be granted.

Recommendation

The applicants are proposing that these units are all for affordable housing but have shown that it would not be viable to provide other contributions. It is recommended that this is accepted but that as a result, it is necessary to ensure that these houses are for affordable housing (this would not normally be required on a site of this size). It is therefore recommend that authority be granted by Committee to the Development Manager to PERMIT this application, once a Section 106 agreement dealing with this matter has been signed, and subject to the conditions set out below.

RECOMMENDATION

Authorise the Development Manager of Planning and Transport Development to PERMIT subject to condition(s)

CONDITIONS

A. Authorise the Planning and Environmental Law Manager to enter into a Section 106 Agreement to secure:

The provision, on site, of 100% Affordable Housing the housing mix to be agreed in writing with Bath and North East Somerset Council

B. Subject to the prior completion of the above agreement, authorise the Development Manager to PERMIT subject to the following conditions:

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 On completion of the works but prior to any occupation of the approved development, the applicant shall submit to and have approved in writing by the Local Planning Authority,

an assessment from a competent person to demonstrate that the development has been constructed to provide sound attenuation against external noise in accordance with BS8233:1999. The following levels shall be achieved: Maximum internal noise levels of 30dBLAeq,16hr and 30dBLAeq,8hr for living rooms and bedrooms during the daytime and night time respectively. For bedrooms at night individual noise events (measured with F time-weighting) shall not (normally) exceed 45dBLAmax.

Reason: In the interest of residential amenity

3 A schedule of materials and finishes, and samples of the materials to be used in the construction of the external surfaces, including roofs, shall be submitted to and approved in writing by the Local Planning Authority, prior to any construction involving those materials or finishes. The development shall thereafter be carried out only in accordance with the details so approved.

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

4 No dwelling shall be occupied 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.

5 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.

6 The proposed roads, including footpaths and turning spaces where applicable, shall be constructed in such a manner as to ensure that each dwelling before it is occupied shall be served by a properly bound and compacted footpath and carriageway to at least base course level between the dwelling and existing highway.

Reason: To ensure that the development is served by an adequate means of access.

7 Before the access hereby permitted is first brought into use the area between the nearside carriageway edge and lines drawn between a point 2.4m back from the carriageway edge along the centre line of the access and points on the carriageway

edge 33m from and on both sides of the centre line of the access shall be cleared of obstruction to visibility at and above a height of 900mm above the nearside carriageway level and thereafter maintained free of obstruction at all times.

Reason: In the interests of highway safety.

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

Reason: In the interests of highway safety and amenity

9 Before the dwellings are first occupied, new residents' welcome packs shall be issued to purchasers which should include information of bus and train timetable information, information giving examples of fares/ticket options, information on cycle routes, a copy of the Travel Smarter publication, car share, car club information etc., together with complimentary bus tickets for each household to encourage residents to try public transport. The content of such packs shall have been approved in writing by the Local Planning Authority.

Reason: In the interests of sustainable development.

10 Prior to the commencement of the development, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority and shall include details of deliveries (including storage arrangements and timings), contractor parking, traffic management.

Reason: To ensure the safe operation of the highway.

11 The development shall not be commenced until a foul and surface water drainage strategy is submitted and approved in writing by the Local Planning Authority. The drainage strategy shall include appropriate arrangements with any agreed mitigation measures or capacity improvements required to serve the proposed development phasing. The scheme shall be completed in accordance with the approved details and to a timetable agreed with the local planning authority.

Reason: To ensure that proper provision is made for foul water disposal in the interests of public health and ensure that development proposals do not increase the risk of sewer flooding to downstream property.

12 No development, other than above ground site clearance and above ground demolition, shall commence until the applicant, or their agents or successors in title, has implemented the programme of archaeological work (archaeological evaluation) in accordance with the submitted written scheme of investigation prepared by Bristol and Region Archaeological Services (Project No. 3016, December 2013).

Reason: The site is within an area of significant archaeological interest and the Council will wish to examine and record items of interest discovered.

13 No development, other than above ground site clearance and above ground demolition, shall commence until the applicant, or their agents or successors in title, has presented the results of the archaeological field evaluation to the Local Planning Authority, and has secured the implementation of a subsequent programme of archaeological work in accordance with

a written scheme of investigation which has first been agreed and approved in writing by the Local Planning Authority. The agreed programme of archaeological work shall be carried out by a competent person and completed in accordance with the approved written scheme of investigation.

Reason: The site is within an area of potential archaeological interest and the Council will wish to record and protect any archaeological remains.

14 The development shall not be brought into use or occupied until the applicant, or their agents or successors in title, has secured the implementation of a programme of post-excavation analysis in accordance with a publication plan which has been submitted to and approved in writing by the Local Planning Authority. The programme of post-excavation analysis shall be carried out by a competent person(s) and completed in accordance with the approved publication plan, or as otherwise agreed in writing with the Local Planning Authority.

Reason: The site may produce significant archaeological findings and the Council will wish to publish or otherwise disseminate the results.

15 A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

16 The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, and above ground demolition and site clearance works, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and

ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

17 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. Reason:

18 The development hereby permitted shall be carried out only in accordance with the recommendations of the approved Ecological Appraisal of Former Co-operative Store, High Littleton dated 3rd May 2013 or in accordance with any amendment to the recommendations as approved in writing by the Local Planning Authority. This shall include use of precautionary working methods and an Ecological Clerk of Works during vegetation clearance and provision of bird and bat boxes at suitable locations throughout the site.

Reason: To secure adequate ecological protection during the course of development.

19 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:

1 Drawings 31970_LP(90)001/F, 002/D, 003/E, 004/B, 31970_P004/A, P005/B, P006/B, P014/B, P015/A, received 27 January 2014.

Drawings 31970_P010/D, P011/E, P012/C, received 17 December 2013.

Drawings 31970_P002, P003, P007, P008, P009, P013, received 18 October 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.

Conservation Area, Forest of Avon, Hotspring Protection, Listed Building, World Heritage Site,

Applicant: Deeley Freed (Penhalt) Ltd
Expiry Date: 12th March 2014
Case Officer: Sarah James

REPORT

The application site is approximately 0.3 hectares in extent and is located within Bath City Centre to the west of main shopping area. It comprises land located between Saw Close (west), Upper Borough Walls (north), Bridewell Lane (east) and Westgate Street (south). There are 2 Grade II listed buildings on the site: the Gala Bingo Club (a former theatre) and the Loft Club (now 'The Market' public house). Other buildings on the site comprise 'The Clinic' (currently vacant), an office building (1-2 Bridewell Lane), the 'Regency Garage' (closed and used partly for storage), and a small weighbridge kiosk building. The site includes a public pay and display car park and private car parking. The public car park incorporates a Turkish Hazel tree that was planted to replace an earlier mature tree that previously occupied the site but which died.

Adjoining the site there are a number of listed buildings including Bluecoat House to the immediate north (recently converted to provide flats and a restaurant), the Theatre Royal to the west, and the Royal Mineral Water Hospital (RNHRD) to the east.

The buildings on and adjacent to the site vary in height from one storey (the former Clinic) to four storeys (Bluecoat House). The existing buildings in the area are predominantly of Bath stone construction, including ashlar and rubble stone walling, with some brick. Roof materials vary and include slate, tiles and (industrial) cladding materials. Within the vicinity of the application site there is a varied mix of uses. The site is close to the Bath central shopping area and is within a commercial and leisure quarter with a high number of restaurant uses as well offices, the theatre and the comedy club. There are also residential uses within this area.

The site is within the Bath City Conservation Area and World Heritage Site (WHS) and the 'open' areas of the site are designated as a Scheduled Ancient Monument (SAM). The site is also adjacent to the National Cycle Route that runs along the site's northern boundary, within the City Centre Core Office Employment Area, within the Bath Hot Springs Protection Area, partly within the designated City/Town Centre Shopping Area.

various applications for buildings on and around the site have been made of particular relevance being the conversion of Blue coat House to residential on upper floors with A3 uses below. Outside of the planning process in August 2012, the Council granted a provisional licence for a 'small' casino at Saw Close.

The development proposals comprise a series of demolitions and alterations primarily these are;-

Demolition of the former Regency Garage, former Clinic building, former weighbridge kiosk and 1-2 Bridewell Lane currently occupying the site;

Demolition of part of the west and east boundary walls to Bridewell Lane that forms part of the former Bluecoat House curtilage;

Demolition of a significant part of the Grade II listed Gala Bingo Hall. The demolition works comprise the northern half of the hall, extensions to the east, and the gallery. Most of the demolitions involve the later parts of the building. Alterations to the hall include the insertion of new supporting columns for a new first floor and partial second floor in order to facilitate the re-use of the retained parts of the Grade II listed Gala Bingo Hall to form part of the new casino.

Alterations to the Lyric Tower to facilitate the new ground floor entrances to the hotel and casino and the casino use at first floor level. Works to the tower include the partial demolition of the rear wall, construction of a new wall at ground floor level to separate the hotel and casino entrances, removal of internal staircases and partition walls, and insertion of a new timber floor at first floor level.

Development proposals include:-

Re-use of the Grade II listed Market building to provide an entrance to the hotel. Alterations to the Market building include the removal of the rear wall, entrance lobby, bar, and bar canopy. Insertion of new fire-resistant ceilings and partitioning will take place throughout the building and a new lift and stairs will be provided.

Development of a new 4 storey building that incorporates 2 no. ground floor A3 restaurants and casino and hotel uses on upper floors in conjunction with the retained buildings on site and works introduced above. The development will include enhancement to the existing Bridewell lane and the provision of a new shared surface within the public realm of Saw Close (discussed further in the report below).

The hotel would provide 148 bedrooms over four floors (max capacity 296 guests), a casino over three floors including bars, dining and private function/meeting rooms (max capacity 900 people), with two restaurants over the ground floor, together with external seating (max capacity 290 covers internally, 140 externally).

It is proposed that the casino and hotel would operate unrestricted hours. A3 hours are not specified in the application made.

The application is supported by the following documents; BREEAM Strategy, contamination Report, Daylight and Sunlight study, Demolitions and construction method Statement, Design and access Statement, Drainage Strategy, Noise Report, Flood Risk Statement, Heritage Statement, Mechanical and Electrical Services Statement, Operational statement, Geo-environmental statement, Planning Statement, Statement of Community Involvement, Transport Statement, Bat survey report, Utility Statement, Ventilation and Extraction statement.

The application is accompanied by an Environmental Statement which comprises of the following topics:-

Non-technical summary - summarising the findings of the EIA in non-technical language.
Volume 1: Written Statement - reporting the findings of the EIA.

Volume 2: Appendices - technical material to support the main text presented in Volume 1.

PLANNING HISTORY

There is an associated Listed Buildings application also on this agenda.

SUMMARY OF CONSULTATIONS/REPRESENTATIONS

Environmental Protection comments made 10th October 2013 and 14th January 2014 - No objection subject to conditions

Drainage and Flood Risk comments made 14th October 2013 - No objection subject to conditions

Wessex Water comments made 22nd October 2013 - No Objections subject to agreeing drainage connections onto existing drainage systems and protection of adjoining drainage.

Highways Officer comments made 25th October 2013 - The proposal would result in the loss of 24 public car parking spaces, together with 12 private parking spaces next to the former clinic, with access from the Saw Close Car Park. There will be no private parking within the site. Having regard to the central location, there is good access by alternative modes of travel and therefore this is acceptable. With regard to the loss of public parking facilities, including 2 disabled parking spaces, there are other public car parks within the City, and the provision of disabled parking facilities are a consideration of the proposed changes to access to City streets through the Bath Transportation Package proposals and there are no objections raised as a consequence.

Conditions and some further details are sought but there are no objections raised to the scheme.

Further comments made 26th November 2013 - Additional sections / details have been provided and I am satisfied these address highway matters across the redesigned space acceptably. These adequately show how the highway can be adjusted to effect the changes required for the temporary transition zone. The loss of disabled parking is subject to an objection and some re-provision is suggested appropriate to be accommodated as part of the highway Phase 2 works. Outdoor seating should not cross the existing highway but should be accommodated close to buildings within Phase 1 with the issue looked at again as part of Phase 2 works.

Urban Design Officer comments made 1st November 2013 - The scheme has been through extensive pre-application discussions with the Council's urban design team over a number of years and the proposals reflect the negotiations that have taken place. The first and second floors of the Casino should maintain an active use and frontage in all spaces overlooking Saw Close i.e. they should not be private, closed off rooms. A sample panel of materials should be submitted for approval.

Historic Buildings Officer comments made 26th November 2013 - There has been extensive pre-application assessment of this scheme as it evolved. In principle I support and welcome this opportunity to address the somewhat neglected appearance of this part of the City Conservation Area and World Heritage Site. The areas informality and variety allows for new development of contemporary architecture in such context. The design

submitted reinterprets the scale, proportions and footprints of adjoining historic buildings and reads as a pair of distinct new elements in the townscape. It particularly relates to the flat roof form of the Market building. The demolitions proposed have been carefully considered and are acceptable. The roofscape has been improved and is acceptable in views.

Outstanding concerns at this stage are :-

There needs to be a clear design code for the shop-fronts and signage, together with lighting generally. Materials should be considered at this stage. The section/bay of building immediately adjoining Bluecoats School has a largely blank façade and should be articulated.

Arboricultural officer comments made 11th November 2013 - The proposal results in the loss of one tree with no replacement planting or any soft landscaping proposed. This loss is objected to.

Ecologist comments made 11th November 2013 - Update bat surveys have been completed and submitted with proposal. No use of the buildings by bats was found and no further surveys are considered necessary. However that it is disappointing that the proposal does not appear to incorporate any soft landscaping or greening of the external environment.

English Heritage comments made 12th November 2013 - We recognise the strategic importance this site has in providing a significant regeneration opportunity through the redevelopment and enhancing this central key site within the city. It is important that the role of Saw close as a place is fully understood. The redevelopment should be focussed mainly on bringing more vibrant activity to this part of the city whilst at the same time being a subservient addition to the street scene. The aim should be the reinstatement of townscape integrity rather than the creation of "statement" architecture". Elements of the architectural approach are questioned.

Further comments made 23rd January 2013 - we are now pleased to support this amended scheme and acknowledge that much of the impact and design concerns raised previously have now been addressed. Although broadly in accordance with the previous design subtle changes made such as the introduction of stone columns and removal of harsh metal cornice and revisions to materials have improved the scheme so as to integrate it into its context.

Archaeology - comments made 15th November 2013 - Following extensive pre-application discussions with the applicants and work (including documentary research, geophysical survey and trial trenching), a scheme has been submitted which seeks to minimise as far as possible the disturbance to any underlying medieval and Roman deposits whilst also preserving an important group of post-medieval tobacco-pipe kilns below the new building. I therefore have no objection to the proposed development subject to conditions.

Further comments made 21st January 2014 - Further to my previous consultation response (15/11/2013) the applicants have submitted revised drainage details and a revised archaeology and engineering statement (attached). I would recommend amended conditions are attached to any planning consent.

Landscape officer comments made 26th November 2013 - The scheme is not acceptable primarily as it does not incorporate a tree to provide a focal point. The relationship of outdoor seating needs careful consideration as does the positioning of cycle stands and other street furniture.

Parks and Open Space Officer - comments made 17th December 2013 - The demand generated by the proposed development would be negligible in green space terms. As such, I do not have any comments to make in respect of the proposals.

Third Party Representations

Councillor Anketell Jones has commented that the development will bring to Bath many benefits. The lack of residential within the mix of uses overall and the design are questioned.

Bath Heritage Watchdog - object to the application primarily on the basis of the design and detailing of the new build and concerns regarding the Listed Building elements of the application. With regard to design amendments they acknowledge some improvements but the objections remain.

Federation of Bath Residents association (FoBRA) - object to the application on the basis of the design.

The Abbey Residents Association Make a comment that they support the development principles and mix of uses but question some elements of the design, vehicular servicing and suggest blue badge provision in the space should be reviewed.

The Bath Preservation Trust comment that the proposal in principle sounds like a good use of an untidy and rather neglected area, and positioning the new casino near the Theatre and cinemas will provide a coherent 'entertainment' quarter to the city. The Trust is of the opinion that introducing a new modern build of good design has the opportunity to improve the rather chaotic collection of existing buildings, and make an attractive addition to the public realm. The façade of the Casino and Hotel is broadly appropriate and the scale and massing would sit well in the space. Further comments made relate to the design details and are largely supportive but question aspects of the design.

A representation has been received from the adjoining business Komedia on the basis that sound levels should be addressed.

4 residents have objected on the basis of design, the transport proposals in particular with regard to the lack of attention to disabled parking and access, the relationship of the proposals with residential uses in Bluecoat House, and overdevelopment.

POLICIES/LEGISLATION

The statutory Development Plan for Bath and North East Somerset Council comprises saved policies from B&NES Local Plan (Adopted 2007) and the Joint Waste Core Strategy (JWCS) (Adopted 2011). In this case the policies of the JWCS are of limited relevance to this development.

ADOPTED LOCAL PLAN

Policies relevant to this site in the Bath and North East Somerset Local Plan are

IMP.1 Planning obligations
SC.1 Settlement classification
CF1 Community land and buildings
CF3 Community contributions
D2 General Design and public realm considerations
D4 Townscape considerations
ET2 Bath City Centre Office employment Area
T1 Over arching access policy
T3 Promotion of walking and use of public transport
T5 Cycling Strategy: improved facilities
T6 Cycling Strategy
T7 Cycling strategy strategic.
T13 Traffic management proposals
T24 General development control and access policy
T25 Transport assessment and travel plans
T26 On-site parking and servicing provision
ES1 Renewable Energy
ES.2 Energy conservation
ES3 Gas and Electric Services
ES.4 Water supply
ES.5 Foul and surface water drainage
ES.9 Pollution and nuisance
ES12 Noise and vibration
ES10 Air Quality
ES12 Noise
ES.15 Contaminated Land
NE10 Nationally important species
NE11 Locally important species
NE13 A Hot Springs
BH.12 Archaeology
BH13 Significant archaeological remains in Bath
BH21 Security Fittings
BH22 External lighting
WM4 Waste Recycling
S6 A3 Uses in the City Centre
S7 Siting of Tables and Chairs

At its meeting on 4th March 2013 the Council approved the amended Core Strategy for Development Management purposes. At the current time only limited weight can be attached to those policies within the Core Strategy where there are unresolved objections to relevant policies. Significant weight can be attached to those policies within the Proposed Changes where there are no unresolved objections (as per NPPF paragraph 216).

In the emerging Core Strategy relevant polices are

CP2: Sustainable construction
CP6 Environmental Quality
CP13 Infrastructure Provision
DW1 District-wide spatial Strategy
B1 Bath Spatial strategy
B2 Central Area Strategic Policy
B4 World Heritage Site and its setting

NATIONAL PLANNING POLICY FRAMEWORK

National Planning Policy Framework (March 2012) can be awarded significant weight in this case. Decisions on planning applications should be made in accordance with the development plan unless material considerations indicate otherwise. The guidance in the NPPF is an important material consideration.

OTHER PLANNING CONSIDERATIONS

Adopted Supplementary Planning Document Planning Obligations 2007

Bath City-Wide Character Appraisal SPD

Adopted Green Infrastructure Strategy

The Following Documents are also of note but carry no significant weight within planning.

Public Realm and Movement strategy

Saw Close Supplementary Guidance note (1996)

OFFICER ASSESSMENT

RELEVANT POLICY

The site lies within the World Heritage Site and Conservation Area and relevant historic environment and design policies in the Local Plan (LP Policies D2, D4, BH1, BH2, BH3, BH4, BH6, BH7) are an important consideration. The site is located between three Scheduled Ancient Monuments (LP policy BH.11). It is also located on a cycle route (LP policy T.7). The majority of the site is set back from the Primary Shopping Frontages in the city centre (LP policy S.5), although it is within the City Centre Shopping Area (LP policy S.1), Policy S.6 with regard to A3 uses on ground floors also applies. The site is also within the Bath City Centre Core Office Employment Area (Policy ET.2).

There are currently no development plan policies that specifically allocate this site in Saw Close for development. The site is however within the City Centre where planning policies at both local and national level support a variety of uses including retail and commercial leisure uses, visitor accommodation, and other uses benefitting from a highly accessible central location. Saved Local Plan Policy SR.7 supports the development of commercial leisure uses within Bath's Central Shopping Area and part of the site falls within this area. Although there are no specific policies governing the establishment of casinos in the area, such a use is, in principle, suitable in a town centre and can be considered as a commercial leisure use. saved Local Plan Policy S.6 supports A3 uses in this location

provided that they preserve or enhance the character or appearance of this part of the Bath Conservation Area and do not harm residential amenity. Saved Local Plan Policy S.7 supports the provision of outdoor seating areas (as proposed within Saw Close), providing the proposals will not harm highway or pedestrian safety, will not harm the amenity of other occupiers in the area and will not adversely affect the character or appearance of the Bath Conservation Area or settings of heritage assets (consideration of which is made in this report below).

The proposals involve the loss of a building formerly in D1 health clinic use. Although saved Local Plan Policy CF.1 seeks to protect existing community uses, the health services previously provided at the former clinic have transferred to other premises in the City as part of changes by a public service provider to improve services in the area, and the building has now been vacant since 2006. Whilst the site could in theory continue to be used for a D1 use, to supplement existing facilities, there is no evidence of any need for supplementary facilities. There would therefore appear to be no net loss of services and it is considered that the proposals are satisfactory and in accordance with Policy CF.1.

The mix of uses proposed is considered to be appropriate for a city centre site in policy terms.

ECONOMIC DEVELOPMENT AND REGENERATION

The site of the proposal is located within the Bath central area as defined in the draft Core Strategy and is therefore covered by policies B1 and B2. Policy B1 which aims to deliver an overall net increase in jobs in the city by 2026 and to enable the provision of 500-750 new hotel bedrooms as part of widening the city's accommodation offer, increasing the average length of visitor stay and the competitiveness of the city as a visitor destination. Policy B2 promotes change within the central area, including the delivery of 500-750 hotel bedrooms.

From an economic development perspective the proposed development will assist in delivering these policy aims and includes an appropriate mix of uses for this part of the central area where the focus is on leisure and recreation.

ARCHAEOLOGY

This site is in a sensitive location in terms of its archaeological potential. Extensive investigations have taken place to ensure that underground archaeology is fully understood and evaluated (including documentary research, geophysical survey and trial trenching). A scheme has been submitted which seeks to minimise as far as possible the disturbance to any underlying medieval and Roman deposits whilst also preserving an important group of post-medieval tobacco-pipe kilns below the new building. The scheme that is proposed is fully in accordance with advice of the Council's archaeologist and with English Heritage advisors. The applicant has submitted an application for Scheduled Monument Consent to English Heritage (as is required) and it is understood that is progressing well.

HERITAGE

Demolition works have been scrutinised and the proposed demolitions are considered acceptable. Much of the interiors of the Lyric Tower and Market Building have been previously destroyed. Complete demolition of the Regency Garage which dates from the C18 is considered acceptable in principle following thorough inspection. Internally it has also been severely altered, particularly in the C20. Its structural condition is questionable and architecturally its loss can be accepted provided replacement design is seen as an improvement. Other buildings proposed for demolition have less than significant value.

Saw Close contains many highly significant listed and other historic buildings, including the Theatre Royal and Bluecoats School. However it is considered that the informality and variety of the area allows for new development of contemporary architecture. Early concerns raised related to the blankness of facades and use of pennant stone. The applicant has responded to the concerns of the Historic Buildings Officer, English heritage and others.

In this regard the applicant has summarised the changes and these include:

A revised townhouse adjacent to the Lyric comprises a 2 storey void with a balustrade at first floor level. The second floor terrace is set above this supported on an expressed steel frame. Beyond this, at both levels, glazed screens divided into thirds open out from the bar areas. This open structure increases the visibility of the Lyric Tower seen through it from Saw Close.

In contrast, the townhouse adjacent to Bluecoat House is made more solid with the top floor turned into enclosed bar accommodation. The introduction of 3 windows punched into the Bath Stone ashlar masonry reinforces this increased solidity. The larger opening at first floor level maintains the visual connection between the external public realm and the casino restaurant within.

Blue Pennant stone has been removed entirely from the Saw Close elevation. This has been replaced with Bath stone / Portland stone ashlar.

Blank facades have been provided with visual relief and further amendment has been made to roof, grills and louvers.

The overall form of the development proposed is considered a good solution for the site. In particular with regard to the Saw Close elevation the scale and massing of the various design blocks of the proposal reflect historic building footprints, respond sympathetically to the height and massing of the adjoining buildings the lyric tower and blue coat house. The Bridewell Lane elevation connects the building to the Lane and is appropriate. More detailed concerns raised relating to the fenestration on Saw Close in particular the glazed elements of the 2 'town house' blocks have been responded to by the applicant. Subtle changes made do offer great improvement. English Heritage have removed their objection and comment in respect of the changes that "the addition of two slender stone columns to the façade of the building next to Lyric Tower help to break up the expanse of glazing and compliment the tower proportions without emulating it. The removal of hard metal edgings to the copings now replaced with natural stone copings softens the visual impact of the

buildings. The alteration of the configuration of the second unit helps to link it with Bluecoat House."

The contemporary design approach is considered appropriate in this location. The materials used in the development will be high quality natural materials and the building is of an overall, scale form and massing that respects adjoining development. The proposals are considered acceptable as a consequence. The development will enhance the Conservation Area.

URBAN DESIGN

A concept design has been prepared for the whole of the Saw Close area. This includes the private development site and the existing highway space. The application itself covers only the area up to the highway. The delivery of the second Phase would therefore be within the control of the Council. To take account of this a transition zone has been designed into the scheme which would take the form of a strip within the highway itself that takes on the form, design and materials of the designed private space. This would allow for a two part delivery of the scheme if necessary and ensures the delivery of the private (Phase 1) scheme is not dependent upon the delivery of a development outside of the applicant's control. Notwithstanding the benefits of delivering the space as a whole are acknowledged and the 'Place' Directorate of the Council has confirmed that 'The Council is actively pursuing, as a priority, a number of funding resources to ensure that the public realm works are undertaken as part of a comprehensive scheme that also links into the Seven Dials project, thus providing a greatly improved environment in this vicinity for pedestrians and cyclists.

Importantly the application can be delivered acceptably within the applicant's timescales and there would also be no prejudice to the delivery of the entire space caused by the development proposals.

The public space itself has been designed on the basis of the Councils Public realm Strategy using 'patternbook approved' materials. It introduces some stepped areas and there would be opportunities for outdoor seating (details of which will be secured by condition). The space itself is designed simply using intervention in the form of steps only when essential to address the complex level changes across the site. There would be appropriately subtle but artistic lighting designed into the scheme paving. The applicant has designed a lighting and signage strategy and details will be controlled by condition. The materials used within the public realm (and on the buildings) would all be of the highest quality natural and appropriate for the area. The proposed development would vastly improve the existing environment of Saw Close.

HIGHWAYS

The scheme has been designed on the basis of a shared space across the entire development site and adjoining highway. The movement of vehicular traffic through Saw Close will still be adequately accommodated, and this will also not affect the servicing needs of businesses in the area. The overall intention of the area, once completed, will be a shared space for all highway users, with the route for vehicular traffic being guided by the location of street furniture.

In order to address the level differences that would result in the interim period (if there is one) between the completion of the application site works and the works to the highway which fall outside of the scope of the application, the applicant has included a transition zone on the highway adjoining the site, with an approximate width 2.5m. This will result in a reduction in the existing available carriageway width to a minimum of 6.4m.

The works to secure the transition zone within the highway will need to form part of a legal agreement with the Council, the completion of which will be required prior to any decision notice being issued.

The Transport Statement includes a draft Travel Plan Framework which indicates that all staff and visitors will be provided with details of sustainable travel options. A completed Framework Travel Plan will be required as a condition of any permission, but individual Travel Plans for each occupier would also seem to be appropriate, as the needs of each user will be different.

The Council has accepted the loss of the two dedicated disabled parking spaces, but there has always been an intention to make alternative provision in the general locality, and this is still being considered through the Bath Transportation Package scheme.

The proposal would result in the loss of 24 public car parking spaces, together with 12 private parking spaces next to the former clinic. There will be no private parking within the site, and having regard to the central location, there is good access by alternative modes of travel. The proposal does not include any cycle parking provision within the development buildings, but cycle stands are proposed within the public space within the development site, and there is an intention to provide further cycle stands within the Phase 2 public realm works.

WASTE MANAGEMENT

Under the Waste (England and Wales) Regulations 2012, all businesses have a duty to consider a more sustainable way of dealing with their waste before they dispose of it i.e. follow the Waste Hierarchy - reduce, reuse, recycle, recover (energy or other value), ahead of general landfill disposal. With regard to the sizing of the bin stores, it is difficult to comment in detail on the suitability without any proposed operational arrangements, which are indicated to come through from individual tenants upon occupation. Bins will not be allowed to be left on the highway, except at the due times for collection, and an assessment needs to be made of the appropriate locations for collection to ensure there is suitable space provided for bins without having an adverse impact on residents, other businesses, traffic flows etc. There will also need to be tight controls on emptying times and the return of bins promptly to the bin stores. The external public realm areas are also proposed to be managed by the Management Company, with the exception of the areas taken over by tenants for outdoor seating. A detailed Operational Statement will be required for the overall site, to set out the principles to be adopted for deliveries, waste management, recycling and general management of spaces, but there will also be a need for individual Operational Statements to be approved for each unit. Such Statements will be required as conditions of any permission granted.

TREES AND LANDSCAPE

An existing tree within the site would be removed and no replacement planting has been proposed. Consideration has been given to the appropriateness of having a tree as a focal point within the development. Bath has a number of successful spaces where a single tree provides relief within the townscape. In this case however there were limited locations that would have been appropriate within the site to locate the tree the best location being within the vicinity of the existing tree. However there were concerns with regard to the impact of any new tree in that location on retained archaeology like the pipe kilns which are of great significance. It was therefore a balance as to whether a tree should be incorporated and given the potential damage it was considered that planting on this occasion should not be incorporated.

NOISE

A noise assessment has been provided and is satisfactory. Conditions will ensure that the development operates in accordance with that. Concerns have been raised by an adjoining occupier with regard to noise leakage from either the existing or proposed development however provided both development are constructed with appropriate levels of sound insulation that should not occur. The proposed development would be constructed to current building regulations standards.

RESIDENTIAL AMENITY

There are residents within the vicinity of the development living around the site for example along Bridewell Lane and in the newly converted Bluecoat house adjacent. Careful consideration has been given to the effect of the development on those occupiers. Hotel windows along Bridewell Lane have been designed and located so as not to give rise to overlooking. The building has been pulled away from the Lane closest to Bluecoat House to ensure it is not over dominating. The open terraces have been relocated into the 'town house' element that is the further away from Bluecoat House. The site will have activities including night time activities from those using the hotel and casino. However this is a town centre use and the proposals are designed to bring life and vitality into this area. It is considered that the active uses are not unacceptable in this location.

The casino and hotel would operate unrestricted hours as is typical for those uses. Consideration has been given to this however it is considered that this would not create adverse impact. However it is suggested that the use of the external casino terrace and A3 uses should have restricted hours by condition.

ECOLOGY

The site has no significant ecology and there are limited opportunities to introduce any significant ecological benefits however bat tubes will be required by condition to provide potential roosting sites.

CONTAMINATION

The site may be contaminated and precautionary the usual precautionary conditions can be applied.

SUSTAINABILITY

The proposed development will target a BREEAM rating of 'Very Good'. The detailed design of the proposals therefore considers solar control / gain balanced against passive energy, is energy efficient with good levels of insulation, sources local materials, minimises water usage, manages waste both during and after construction, reduces the need to travel through its location conserve transport related energy (no on-site parking), uses energy efficient lighting.

CONCLUSION

The proposed development would bring significant townscape and public realm benefits into this important and historic site and bring activity and vibrancy into this area complimenting the existing uses.

If the application were to be recommended for approval it would have to be referred to the Secretary of State as the works constitute demolition of substantially all of the interior of a principal (listed) building.

RECOMMENDATION

Authorise the Development Manager of Planning and Transport Development to PERMIT subject to condition(s)

CONDITIONS

A Refer to the Secretary of State

B Authorise the Planning and Environmental Law Manager to enter into a Section 106 Agreement to secure the following :-

works, comprising the construction of a transition zone, to the Saw Close boundary of the site, and the alterations to the footway abutting the site on Upper Borough Walls in accordance with details submitted with the planning application

C Subject to no new matters arising from outstanding consultations Permit subject to conditions

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.

3 The development shall not be brought into use or occupied until the applicant, or their agents or successors in title, has secured the implementation of a programme of post-excavation analysis in accordance with a publication plan which has been submitted to and approved in writing by the Local Planning Authority. The programme of post-excavation analysis shall be carried out by a competent person(s) and completed in accordance with the approved publication plan, or as otherwise agreed in writing with the Local Planning Authority.

Reason: The site has produced significant archaeological findings and the Council will wish to publish or otherwise disseminate the results.

4 No development shall take place within the site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The programme of archaeological work should provide: (a) monitoring of demolition works; (b) monitoring of enabling works including further archaeological investigations; and (c) a controlled watching brief during the main construction phase with provision for excavation of any significant deposits or features encountered, and shall be carried out by a competent person(s) and completed in accordance with the approved written scheme of investigation.

Reason: The site is within an area of significant archaeological interest and the Council wish to ensure that any archaeological remains disturbed by the development are properly examined and recorded.

5 All ground works (including site clearance, demolition, foundations, drainage and those of statutory undertakers) and archaeological recording (including an Archaeological Management Plan) shall be carried out and completed in accordance with the Archaeology and Engineering Statement prepared by Cotswold Archaeology (CA Project 2312, Revision 4, January 2014), unless otherwise first agreed in writing with the Local Planning Authority.

Reason: The site is within an area of significant archaeological interest and the Council wish to ensure the future protection and preservation of the archaeological remains.

6 The cumulative plant noise level (as an equivalent noise level over 5 minutes, LAeq 5 minutes) should be designed not to exceed the following specified plant noise levels at the façade of the nearest noise sensitive dwellings.

Daytime	Evening	Night
07:00 to 21:00 hrs	21:00 to 23:00 hrs	23:00 to 07:00 hrs
LA90 1hr dB	LA90 1hr dB	LA90 5min dB
45	42	37

Reason : In the interests of residential amenity

7 No site clearance or demolition works shall take place within the site until the applicant, or their agents or successors in title, has submitted to and had approved by the Local

Planning Authority a written method statement providing for a careful manner of demolition that prevents any potential damage to below ground archaeological deposits. The method statement shall include the location, extent and depth of all excavations and these works shall be monitored by a suitably qualified archaeologist to ensure the demolition works are carried out and completed in accordance with the details as approved.

Reason: The site is within an area of significant archaeological interest and the Council wishes to prevent any unnecessary damage to historic remains beneath the existing buildings.

8 On completion of the works but prior to any occupation of the approved development, the applicant shall submit to and have approved in writing by the Local Planning Authority, an assessment from a competent person to demonstrate that the development has been constructed to provide sound attenuation against external noise in accordance with BS8233:1999. For bedrooms at night individual noise events (measured with F time-weighting) shall not (normally) exceed 45dBLAmax.

Reason: To protect the amenity of the users of the development.

9 Prior to commencement of development (or within a timescale as agreed in writing with the Local Planning Authority) details relating to the type, extent and technical specifications of the proposed odour abatement (filtration) system as well as plans showing the proposed height and terminus of the extract system duct-work shall be submitted to and approved in writing by the Local Planning Authority. Development shall take place in accordance with the approved details.

Reason : In the interests of amenity.

10 Provision shall be made within the site for the disposal of surface water, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to construction.

Reason: In the interests of flood risk management and highway safety.

11 No deliveries shall be taken at or dispatched from the commercial elements of the proposed development outside of the hours of 07.00-21.00 or at any time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the locality, especially for people living and/or working nearby

12 No amplified or other music shall be played within the identified external performance area outside the following times: 10.00-23.00 Monday to Saturday
12.00-22.30 Sundays and bank holidays (unless otherwise agreed in writing with the Local Planning Authority).

Reason : To protect the amenity of adjoining occupiers

13 the development permitted shall be carried out fully in accordance with the findings of Environmental Noise Report, reference 5355/DO/pw, dated September 2013.

Reason : In the interests of amenity of existing and proposed occupiers

14 Prior to the commencement of the development, a Construction Management Plan for the enabling works shall be submitted to and approved in writing by the Local Planning Authority and shall include details of deliveries (including storage arrangements and timings), contractor parking, traffic management. Development shall thereafter proceed in accordance with the approved details.

Reason: To ensure the safe operation of the highway and in order to protect neighbouring amenity.

15 Prior to the commencement of the development, a Construction Management Plan for the main construction works shall be submitted to and approved in writing by the Local Planning Authority and shall include details of deliveries (including storage arrangements and timings), contractor parking, traffic management. Development shall thereafter proceed in accordance with the approved details.

Reason: To ensure the safe operation of the highway and in order to protect neighbouring amenity.

16 Prior to occupation of each unit, an individual Operational Statement shall be submitted to and approved in writing by the Local Planning Authority. Such an Operational statement shall include details of delivery management, waste storage and collections, recycling.

Reason: To ensure the safe operation of the highway.

17 Prior to the commencement of the development a completed Framework Travel Plan for the site shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of sustainable development

18 Prior to the occupation of each unit within the development a Travel Plan shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of sustainable development.

19 Prior to the occupation of the development, details of the proposed cycle stands shall have been submitted to and approved in writing by the Local Planning Authority. Such cycle stands shall be provided on the site prior to any occupation.

Reason: In the interests of sustainable development.

20 The commencement of development of the new buildings hereby approved shall not begin until samples of the materials to be used in the construction of the external surfaces, including roofs, and boundary walls, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out only in accordance with the details so approved.

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

21 An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (a) a survey of the extent, scale and nature of contamination;
- (b) an assessment of the potential risks to:
 - (c) human health,
 - (d) property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - (e) adjoining land,
 - (f) groundwaters and surface waters,
 - (g) ecological systems,
 - (h) archaeological sites and ancient monuments;
- (i) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11".

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

22 A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and

ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

23 The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

24 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

25 Prior to the commencement of development details of a lighting strategy for the site shall be submitted to and approved in writing by the Local Planning Authority. Development shall take place in accordance with the agreed details.

Reason : In the interests of the visual appearance of the Conservation Area and to protect the setting of the World Heritage Site and nearby historic buildings.

26 Prior to the commencement of development details of an outdoor seating strategy for the site shall be submitted to and approved in writing by the Local Planning Authority. Development shall take place in accordance with the agreed details.

Reason : In the interests of the visual appearance of the Conservation Area and to protect the setting of the World Heritage Site and nearby historic buildings.

27 Prior to the occupation of any of the uses within the development details of all external lighting for that unit shall be submitted to and approved in writing by the Local Planning Authority. Development shall take place in accordance with the agreed details.

Reason : In the interests of the visual appearance of the Conservation Area and to protect the setting of the World Heritage Site and nearby historic buildings.

28 Prior to commencement of development details of a scheme for installing Schwegler bat tubes (in accordance with the recommendations of the ecology report by Nicholas Pearsons Associates) into any new buildings to create potential roosting sites for bats shall be submitted to and approved in writing by the local Planning authority. Development shall thereafter take place in accordance with the approved scheme.

Reason : In the interests of ecology..

29 The A3 uses hereby approved shall not be carried on and no customer shall be served or remain on the premises outside the hours of 0800 and 2330 hours Monday to Saturday and 0800 to 2300 hours on Sundays.

Reason : To safeguard the amenities of nearby occupiers.

30 The open external terraces associated with the casino use shall not used between the hours of 12.00 pm to 6.00 am Monday to Saturday and 11.00 pm and 7.00 am on Sundays unless otherwise agreed in writing with the Local Planning Authority.

Reason : In the interests of residential amenity.

31 Prior to the commencement of development a scheme for the removal and storage of the existing stone setts shall be submitted to and approved in writing by the Local Planning Authority. The stored setts shall be made available for re-use by the Council within 14 days of request or within such time as agreed in writing by the Local Planning Authority.

Reason : In the interests of the historic environment.

PLANS LIST:

1 The decision relates to the following drawings :-734-1110 rev D, 734-1111 rev E, 734-1112 rev E, 734-1113 rev D, 734-1114 rev D, 734-1115 rev D,734-1130 rev H, 734-1131 rev E, 734-1132 rev E, 734-1133 rev E, 734-1142 rev D, 734-1143 rev D, 734 1120 D, 734 1120 C, 734 1140 C, 734 1141 C,734 1142 E, 734 1144 C, 734 1150 C,734 1151 C, 734 1160 C, 734 1161 C

In determining this application the Local Planning Authority considers it has complied with the aims of paragraphs 186 and 187 of the National Planning Policy Framework. The application has undergone extensive consultation and consideration has been given to all the submissions from consultees, local residents and other representations. Furthermore due consideration has been given to all material considerations and as a result the development has been found to be, on the whole acceptable, and where concerns do remain it has been found that these do not outweigh the overall benefits of the scheme and are not so significant as to justify the refusal of planning permission.

2 Informatives

1. With regard to the kitchen extraction units the applicant is referred to the guidance notes on the Control of odour and noise from commercial kitchen exhaust system published by DEFRA in January 2005.
2. No materials arising from the demolition of any existing structures, the construction of new buildings nor any material from incidental and landscaping works shall be burnt on the site.
3. The developer shall comply with the BRE Code of Practice to control dust from construction and demolition activities (ISBN No. 1860816126). The requirements of the Code shall apply to all work on the site, access roads and adjacent roads.
4. The requirements of the Council's Code of Practice to Control noise from construction sites shall be fully complied with during demolition and construction of the new buildings (available at:

	Alterations to Bluecoat House boundary walls comprising; substantial removal of west and east walls, removal of north wall.
Constraints:	Agric Land Class 3b,4,5, Scheduled Ancient Monument SAM, Article 4, Bath Core Office Area, City/Town Centre Shopping Areas, Conservation Area, Forest of Avon, Hotspring Protection, Listed Building, World Heritage Site,
Applicant:	Deeley Freed (Penhalt) Ltd
Expiry Date:	27th November 2013
Case Officer:	Sarah James

REPORT

The application site is approximately 0.3 hectares in extent and is located within Bath City Centre to the west of main shopping area. It comprises land located between Saw Close (west), Upper Borough Walls (north), Bridewell Lane (east) and Westgate Street (south). There are 2 Grade II listed buildings on the site: the Gala Bingo Club (a former theatre) and the Loft Club (now 'The Market' public house). Other buildings on the site comprise 'The Clinic' (currently vacant), an office building (1-2 Bridewell Lane), the 'Regency Garage' (closed and used partly for storage), and a small weighbridge kiosk building. The site includes a public pay and display car park and private car parking. The public car park incorporates a Turkish Hazel tree that was planted to replace an earlier mature tree that previously occupied the site but which died.

Adjoining the site there are a number of listed buildings including Bluecoat House to the immediate north (recently converted to provide flats and a restaurant), the Theatre Royal to the west, and the Royal Mineral Water Hospital (RNHRD) to the east.

The buildings on and adjacent to the site vary in height from one storey (the former Clinic) to four storeys (Bluecoat House). The existing buildings in the area are predominantly of Bath stone construction, including ashlar and rubble stone walling, with some brick. Roof materials vary and include slate, tiles and (industrial) cladding materials. Within the vicinity of the application site there is a varied mix of uses. The site is close to the Bath central shopping area and is within a commercial and leisure quarter with a high number of restaurant uses as well offices, the theatre and the comedy club. There are also residential uses within this area.

The site is within the Bath City Conservation Area and World Heritage Site (WHS) and the 'open' areas of the site are designated as a Scheduled Ancient Monument (SAM). The site is also adjacent to the National Cycle Route that runs along the site's northern boundary, within the City Centre Core Office Employment Area, within the Bath Hot Springs Protection Area, partly within the designated City/Town Centre Shopping Area.

This application should be considered in conjunction with related application 13/04234/EFUL also on this agenda.

This application for listed building consent relates to the following :-

Demolition of the former Regency Garage, former Clinic building, former weighbridge kiosk and 1-2 Bridewell Lane currently occupying the site;

Demolition of part of the west and east boundary walls to Bridewell Lane that forms part of the former Bluecoat House curtilage;

Demolition of a significant part of the Grade II listed Gala Bingo Hall. The demolition works comprise the northern half of the hall, extensions to the east, and the gallery. Most of the demolitions involve the later parts of the building. Alterations to the hall include the insertion of new supporting columns for a new first floor and partial second floor in order to facilitate the re-use of the retained parts of the Grade II listed Gala Bingo Hall to form part of the new casino.

Alterations to the Lyric Tower to facilitate the new ground floor entrances to the hotel and casino and the casino use at first floor level. Works to the tower include the partial demolition of the rear wall, construction of a new wall at ground floor level to separate the hotel and casino entrances, removal of internal staircases and partition walls, and insertion of a new timber floor at first floor level.

SUMMARY OF CONSULTATIONS/REPRESENTATIONS CONSULTATION RESPONSES

Archaeology - comments made 15th November 2013 - Following extensive pre-application discussions with the applicants and work (including documentary research, geophysical survey and trial trenching), a scheme has been submitted which seeks to minimise as far as possible the disturbance to any underlying medieval and Roman deposits whilst also preserving an important group of post-medieval tobacco-pipe kilns below the new building. I therefore have no objection to the proposed development subject to conditions.

Further comments made 21st January 2013 - Further to my previous consultation response (15/11/2013) the applicants have submitted revised drainage details and a revised archaeology and engineering statement (attached). I would recommend amended conditions are attached to any planning consent.

English Heritage comments made 12th November 2013 - We recognise the strategic importance this site has in providing a significant regeneration opportunity through the redevelopment and enhancing this central key site within the city. It is important that the role of Saw close as a place is fully understood. The redevelopment should be focussed mainly on bringing more vibrant activity to this part of the city whilst at the same time being a subservient addition to the street scene. The aim should be the reinstatement of townscape integrity rather than the creation of "statement" architecture". Elements of the architectural approach are questioned.

Further comments made 23rd January 2013 - we are now pleased to support this amended scheme and acknowledge that much of the impact and design concerns raised previously have now been addressed. Although broadly in accordance with the previous design subtle changes made such as the introduction of stone columns and removal of harsh metal cornice and revisions to materials have improved the scheme so as to integrate it into its context.

Historic Buildings Officer comments made 26th November 2013 - There has been extensive pre-application assessment of this scheme as it evolved. In principle I support

and welcome this opportunity to address the somewhat neglected appearance of this part of the City Conservation Area and World Heritage Site. The areas informality and variety allows for new development of contemporary architecture in such context. The design submitted reinterprets the scale, proportions and footprints of adjoining historic buildings and reads as a pair of distinct new elements in the townscape. It particularly relates to the flat roof form of the Market building. The demolitions proposed have been carefully considered and are acceptable. The roofscape has been improved and is acceptable in views.

Outstanding concerns at this stage are :-

There needs to be a clear design code for the shop-fronts and signage, together with lighting generally. Materials should be considered at this stage. The section/bay of building immediately adjoining Bluecoats School has a largely blank façade and should be articulated.

Third party Representations

Bath Heritage Watchdog - Object raising concern about the extent of demolitions in this sensitive area.

The Bath Preservation Trust comment that the proposal in principle sounds like a good use of an untidy and rather neglected area, and positioning the new casino near the Theatre and cinemas will provide a coherent 'entertainment' quarter to the city. The Trust is of the opinion that Introducing a new modern build of good design has the opportunity to improve the rather chaotic collection of existing buildings, and make an attractive addition to the public realm. the façade of the Casino and Hotel is broadly appropriate and the scale and massing would sit well in the space. Further comments made relate to the design details and are largely supportive but question aspects of the design.

POLICIES/LEGISLATION

The primary consideration is the duty placed on the Council under Section 16 of Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

From the historic environment aspect there is also a duty placed on the Council under Section 72 of the Act to pay special attention to the preservation or enhancement of the character of the surrounding Conservation Area.

Section 12 'Conserving and enhancing the historic environment' of the National Planning Policy Framework sets out the Government's high-level policies concerning heritage and sustainable development. The Historic Environment Planning Practice Guide published jointly by CLG, DCMS, and English Heritage provides more detailed advice with regard to alterations to listed buildings, development in conservation areas and world heritage sites.

OFFICER ASSESSMENT

Proposed demolitions, alterations and repairs

On-site inspection of the existing historic structures on the site confirmed the high level of alteration that has already taken place internally. Much of the interiors of the Lyric Tower and Market Building have been previously destroyed, resulting in the current proposals including a high element of existing 'facadism'. Notwithstanding that the exterior of these heritage assets forms the well-established and distinctive elements in the street scene, making a valuable contribution to the local character and appearance of this part of the conservation area. Complete demolition of the Regency Garage which dates from the C18 is considered acceptable in principle following thorough inspection. Internally it has also been severely altered, particularly in the C20. Its structural condition is questionable and architecturally its loss can be accepted provided replacement design is seen as an improvement. Other buildings proposed for demolition have less than significant value. For example, the wall on Bridewell Lane currently plays an important visual role in the townscape, but the new built form will satisfactorily replace the sense of enclosure it provides. The schedule of works is generally acceptable in terms of attention to historic fabric, and adheres to previous advice given. It should be demonstrated that some aspects of the works, such as those to the roofs of the Market and Gala Bingo Hall respect and retain as far as possible the existing historic fabric and structures, accepting that much is C20. There is a detailed Schedule of works relating to the proposals submitted with the applications.

In conclusion the demolitions and proposed alterations have been considered in detail and are acceptable in the context of the sites redevelopment taking account of the existing condition of the buildings and previous alterations.

If the application were to be recommended for approval it would have to be referred to the Secretary of State as the works constitute demolition of substantially all of the interior of a principal (listed) building.

RECOMMENDATION

CONDITIONS

A Refer to the Secretary of State

B Subject to no new matters arising from outstanding consultations Permit subject to conditions

1 The works hereby approved shall be begun before the expiration of three years from the date of this consent

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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.

3 No demolition shall take place until a contract has been let for the redevelopment of the site in accordance with a valid planning permission.

Reason : To safeguard the character and appearance of the Conservation Area.

4 Prior to commencement of development a schedule of the condition of all historic fabric, and details for re-use, repair, and refurbishment of that historic fabric shall be submitted to and approved in writing by the Local Planning Authority. Development shall take place in accordance with the agreed schedule.

Reason : To protect the historic fabric of the building.

5 No development shall commence until detailed drawings have been first submitted to and approved in writing by the Local Planning Authority identifying the architectural features which are to be retained and the method by which these features will be safeguarded during the carrying out of the approved development. The approved protection works shall be kept in place as so approved during the carrying out of the development.

Reason : To safeguard the special architectural and historic character of the building.

6 All work of making good shall be finished to match adjoining fabric in respect of type, size, colour, pointing, coursing, jointing, profile and texture.

Reason : To safeguard the special architectural and historic character of the building.

7 Prior to the commencement of development large scale details (1:20 or as otherwise agreed in writing with the Local Planning Authority) of all doors, windows, joinery, signage, louvers, grills, joinery, shall be submitted to and approved in writing by the Local Planning Authority. Development shall take place in accordance with the approved details.

Reason : To safeguard the special architectural and historic character of the building.

8 Prior to the commencement of development proposals for the stone work cleaning, repainting and repairs shall be submitted to and approved in writing by the Local Planning Authority. Development shall take place fully in accordance with the approved details.

Reason : To safeguard the special architectural and historic character of the building.

9 No demolition shall take place until a contract has been let for the redevelopment of the site in accordance with a valid planning permission.

Reason : To safeguard the character and appearance of the Conservation Area.

PLANS LIST:

1 The decision relates to the following drawings :-734-1110 rev D, 734-1111 rev E, 734-1112 rev E, 734-1113 rev D, 734-1114 rev D, 734-1115 rev D,734-1130 rev H, 734-1131 rev E, 734-1132 rev E, 734-1133 rev E, 734-1142 rev D, 734-1143 rev D, 734 1120 D, 734

1120 C, 734 1140 C, 734 1141 C, 734 1142 E, 734 1144 C, 734 1150 C, 734 1151 C, 734
1160 C, 734 1161 C

Item No: 10
Application No: 13/04303/FUL
Site Location: 22 Rotcombe Vale High Littleton Bristol Bath And North East Somerset BS39 6LA



Ward: High Littleton **Parish:** High Littleton **LB Grade:** N/A
Ward Members: Councillor L J Kew
Application Type: Full Application
Proposal: Erection of a two storey 3no. bedroom house in front garden.
Constraints: Agric Land Class 1,2,3a, Coal - Standing Advice Area, Forest of Avon, Housing Development Boundary,
Applicant: Mr Jonathan Cowley
Expiry Date: 13th December 2013
Case Officer: Daniel Stone

REPORT

The application comes to committee at the request the committee Chair.

SITE CONTEXT

The application site is within the Housing Development Boundary and consists of the front garden of a residential property in High Littleton. The property is in a modern estate of terraced, semi-detached and detached properties, typically faced in render and re-constituted stone with tiled roofs. There is a mature oak tree to the east of the site. The site is within the housing development boundary, but is not subject to other planning designations. The property has been extended with a two storey side extension, reference 09/02420/FUL relates.

PROPOSALS

Consent is sought for the erection of a two-storey dwelling, constructed in materials to match those of the rest of the street. The proposed dwelling is designed with a low roofline and dormers set into the roof to reduce its height and visual impact. A parking space and garden would be provided to the east of the new property.

RELEVANT PLANNING HISTORY:

09/02420/FUL - Erection of a two storey side extension, front porch and rear conservatory and provision of new driveway, 22 Rotcombe Vale - approved

SUMMARY OF CONSULTATIONS/REPRESENTATIONS

HIGHWAYS DEVELOPMENT CONTROL - No objection subject to conditions

There is no objection to a residential development at this location which is in the heart of an existing residential area and close to the centre of High Littleton.

The access is in a reasonable position however to ensure visibility exists to the left a condition is recommended below to limit the height of the front wall. There is therefore no highway objection, subject to conditions being attached.

HIGHWAYS DRAINAGE - NO OBJECTION SUBJECT TO CONDITIONS

TREE OFFICER - No Objection subject to conditions

The key tree in relation to this full application is the mature oak tree adjacent to the site. Subsequent to the pre-app response, a comprehensive Arboricultural Method Statement has been produced by B J Unwin Forestry Consultancy. I am satisfied that the key issues regarding tree protection and the wider implications of the proposed development in relation to the oak tree have been addressed in this document.

The two apple trees to be removed within the site are insignificant specimens and are not worthy of a TPO.

REPRESENTATIONS

Consultation letters were sent out to 11 adjoining properties and a press notice was displayed. To date 5 objections, including one objection from 6 addresses in Rotcombe Vale have been received, raising the following issues:

- the building would look out of character to the rest of the estate and would breach the building line.
- The development would have a cramped and awkward relationship with the existing properties to rear and adjacent
 - Overdevelopment
 - The garden is substandard in size.
 - Access for emergency vehicles and bin lorries. Will they be able to turn if vehicles parking in the turning head?
 - inadequate parking. The development would take up space previously used as parking for the existing dwelling.

HIGH LITTLETON PARISH COUNCIL - OBJECT

The Council consider this application to be overdevelopment, overlooking other properties. There are parking issues and it is not in keeping. The council object in principle due to its dominance as demonstrated in policy D2 and D4 of the Local Plan.

Previous application 09/02420/FUL (erection of a two storey extension was permitted subject to conditions stipulating that it must retain adequate off-street parking provision, and stating that the area allocated for parking should be kept clear of obstruction and should not be used for other than for the parking of vehicles.

POLICIES/LEGISLATION

Policy context

Adopted Local Plan:

- o D.2 General design and public realm considerations
- o D.4 Townscape considerations
- o ES.12 Noise and vibration
- o T.1 Overarching access policy
- o T.6 Cycling Strategy: cycle parking
- o T.24 General development control and access policy
- o T.26 On-site parking and servicing provision
- o NE.4 Trees & woodland conservation

Emerging Core Strategy

- o SV1 Somer Valley Spatial Strategy

- o RA1 - Development in the Villages meeting the listed criteria
- o RA2 - Development in Villages outside the Green Belt not meeting Policy RA1 Criteria
- o CP2 - Sustainable Construction
- o CP6 Environmental Quality

National Planning Policy Framework

OFFICER ASSESSMENT

Officer Assessment:

Principle of Development

Local Plan policies SC.1 and HG.4 define High Littleton as an R.1 settlement where residential development will be permitted if it is within the defined housing development boundary and it is appropriate to the scale of the settlement in terms of the availability of facilities and employment opportunities and accessibility to public transport.

Draft Core Strategy Policies SV1 and RA2 support the principle of housing development on sites within the Housing Development Boundary provided they are of a scale, character and appearance appropriate to the village.

The site is within the Housing Development Boundary; therefore officers consider the proposals to be acceptable in principle, subject to consideration of design, amenity and parking issues.

As part of its work on the emerging Core Strategy the Council considers that it has a 5 year supply of deliverable housing land against the emerging Core Strategy requirement of around 13,000 homes. The Core Strategy Examination Inspector has agreed, through his note ID/44, that the strategic housing requirement is around 13,000 homes or less. However, the Inspector has not yet considered 5 year land supply issues which remain subject to significant unresolved objections. In accordance with NPPF, para 216 only limited weight can be attached to the 5 year land supply position. The Council has also accepted that the Adopted Local Plan is out of date and the Core Strategy has yet to be adopted.

Taking into account the guidance in the National Planning Policy Framework (that LPA's should meet the housing needs in their areas, and have up-to-date plans) at present housing applications are to be considered against the guidance in the National Planning Policy Framework, with a presumption being applied in favour of development, the assumption being that such applications should be approved unless the adverse impacts of development significantly and demonstrably outweigh the benefits.

Amenity Impacts

There would be a 7.5 metre facing distance between the proposed dwelling and the host dwelling (22 Rotcombe Vale) to the rear of it. Whilst close, the dwelling would be set at a much lower level than the host property and would not intrude on its light levels. The proposed dwelling would be fitted with rooflights at the rear to overcome overlooking conflicts with this property. Due to the lower level of the new proposed dwelling, there is

the potential for an overlooking conflict between these rooflights and the front ground and first floor windows of the host property, however this can be overcome by a planning condition requiring these rooflights to be obscure glazed.

The proposed dwelling would principally look towards the north towards 10 Rotcombe Vale at a distance of 18 metres. This property has a first floor window in its gable wall looking towards the dwelling. Taking into account the distance between the proposed dwelling and this property, and the fact that this relationship is across a public road, it is not considered that the proposed dwelling would cause unacceptable harm to the privacy levels of this resident.

The proposed dwelling would have oblique views towards 6 Rotcombe Vale at a distance of approximately 15 metres, however this property has no windows looking towards the site and therefore an overlooking conflict would not arise.

Design and Building Line

It is correct that there is a consistent building line to the row of semi-detached properties to the rear of the site (8 - 22 Rotcombe Vale) however as a whole the estate is informal in terms of the placement of buildings, due to the layout of the roads, which is a series of curving cul de sacs. Additionally due to the significant change levels of approximately a storey in height between the application site and 22 Rotcombe Vale (and its neighbouring semi's), the dwelling would read as a separate element to the row of semi's behind it, and would roughly align with the building line formed by no.s 2, 4 and 6 Rotcombe Vale. As a result it is not considered that the proposed dwelling would harm the character of the street by virtue of its building line.

The proposed dwelling would be constructed in matching materials to its surroundings, but the design of the windows would differ from that in the surroundings with what appear to be cottage-style casement windows rather than the large picture windows seen in the surrounding properties. Additionally the roof pitch would be steeper than the surrounding dwellings, however these differences are not considered to be unacceptable, and would not justify the refusal of the application.

Parking and Highways Safety

As detailed in the highways comments. there is no objection to the proposals from the perspective of highway safety or sustainability.

Regarding parking provision, the proposed development would result in the loss of subsidiary parking serving the existing dwelling, shown in the proposed site layout for the two storey extension and referred to in condition 3 of consent 09/02420/FUL as being reserved for parking. However even with this parking being lost, the existing property would still be served by 3 to 4 parking spaces on the driveway in-front of the property, and there is on-street parking available in the street. The parking schedule attached to policy T.26 sets out a maximum standard of 3 spaces for houses of 4-bedrooms and larger, and a maximum of 2 spaces for 3-bed houses. The proposals are in full accordance with this policy, and the refusal of the application could not be justified by adopted or emerging policies.

The proposals are considered to be acceptable in terms of the retention and protection of the adjoining oak tree.

Recommendation:

The proposed dwelling is considered to be acceptable in terms of its design and appearance, would not result in unacceptable overlooking or overshadowing impacts and the proposals are considered to be acceptable in terms of parking provision and impacts. The application should be approved.

RECOMMENDATION

PERMIT with condition(s)

CONDITIONS

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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and/or re-enacting that Order) the proposed first floor rear rooflights shall be glazed with obscure glass and shall be permanently maintained thereafter as such.

Reason: To safeguard the amenities of the future and residents of the adjoining property from overlooking and loss of privacy.

3 The gradient of the driveway shall not exceed 1 in 15.

Reason: In the interests of highway safety.

4 The area allocated for parking on the submitted plan shall 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: In the interests of amenity and highway safety.

5 Before the dwelling hereby permitted is first occupied the area between the nearside carriageway edge and a line drawn 2.0m parallel thereto over the entire frontage shall be cleared of any obstruction to visibility at and above a height of 1050mm above the nearside carriageway level and thereafter maintained free of obstruction at all times.

Reason: In the interests of highway safety.

6 Provision shall be made within the site for the disposal of surface water, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to construction.

Reason: In the interests of highway safety.

7 The tree protection shall be carried out strictly in accordance with the approved Tree Protection Method Statement prepared by B J Unwin Forestry Consultancy. A notification of completion shall be submitted to the Local Planning authority when the tree protection measures are in place.

Reason: To protect the mature oak tree adjacent to the development site.

PLANS LIST:

1 Decision Taking Statement

The Council has worked proactively and positively with the applicants by determining the application as submitted.

2 Plans:

TOPOGRAPHICAL SURVEY

Drawing DD/JC/PLN/001 A PROPOSED GROUND FLOOR PLAN

Drawing DD/JC/PLN/002 A PROPOSED FIRST FLOOR PLAN

Drawing DD/JC/PLN/003 A PROPOSED ELEVATIONS

Drawing DPD/JC/PROP_SL/001 PROPOSED SITE LAYOUT

Drawing DPD/JC/PROP_SL/002 SITE SURVEY & PROPOSED DWELLING OVERLAY

Drawing DPD/JC/PROP_SL/003 BUILDING FOR LIFE 12 ASSESSMENT

Drawing DPD/JC/PROP_SL/003 SITE CROSS SECTION AND PROPOSED LEVELS OF NEW DWELLING

SITE LOCATION PLAN

DESIGN & ACCESS STATEMENT

TREE PROTECTION METHOD STATEMENT

SUSTAINABLE CONSTRUCTION CHECKLIST