

**BATH AND NORTH EAST SOMERSET COUNCIL**

**DEVELOPMENT CONTROL COMMITTEE**

**12th February 2014**

**DECISIONS**

<b>Item No:</b>	01	
<b>Application No:</b>	13/04975/OUT	
<b>Site Location:</b>	Parcel 3567, Stitchings Shord Lane, Bishop Sutton, Bristol	
<b>Ward:</b> Chew Valley South	<b>Parish:</b> Stowey Sutton	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Outline Application	
<b>Proposal:</b>	Outline planning application for a residential development of up to 32 dwellings and associated infrastructure.	
<b>Constraints:</b>	Airport Safeguarding Zones, Agric Land Class 1,2,3a, Coal - Standing Advice Area, Coal - Referral Area, Forest of Avon, Greenfield site, Water Source Areas,	
<b>Applicant:</b>	Charles Church Severn Valley & Edward Ware Homes Ltd	
<b>Expiry Date:</b>	19th February 2014	
<b>Case Officer:</b>	Daniel Stone	

**DECISION** Defer consideration to allow members to visit the site and surrounding area, and to view the nearby access roads and footpaths.

<b>Item No:</b>	02	
<b>Application No:</b>	13/02728/OUT	
<b>Site Location:</b>	Milford Head, Stitchings Shord Lane, Bishop Sutton, Bristol	
<b>Ward:</b> Chew Valley South	<b>Parish:</b> Stowey Sutton	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Outline Application	
<b>Proposal:</b>	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)	
<b>Constraints:</b>	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,	
<b>Applicant:</b>	Keynsham Property Developments Ltd	
<b>Expiry Date:</b>	21st August 2013	
<b>Case Officer:</b>	Daniel Stone	

**DECISION** Defer consideration to allow members to visit site and surrounding area, and to view site from caravan park.

<b>Item No:</b>	03
<b>Application No:</b>	13/03562/OUT
<b>Site Location:</b>	Parcel 3300, Temple Inn Lane, Temple Cloud, Bristol
<b>Ward:</b> Mendip	<b>Parish:</b> Cameley <b>LB Grade:</b> N/A
<b>Application Type:</b>	Outline Application
<b>Proposal:</b>	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).
<b>Constraints:</b>	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,
<b>Applicant:</b>	Mr E Bruegger
<b>Expiry Date:</b>	29th November 2013
<b>Case Officer:</b>	Daniel Stone

**DECISION** Defer consideration to allow members to visit site and nearby road junction.

<b>Item No:</b>	04
<b>Application No:</b>	13/04456/FUL
<b>Site Location:</b>	Temple Inn, Main Road, Temple Cloud, Bristol
<b>Ward:</b> Mendip	<b>Parish:</b> Cameley <b>LB Grade:</b> II
<b>Application Type:</b>	Full Application
<b>Proposal:</b>	Mixed use development comprising a 10 bed letting rooms building, 9 residential dwellings, and renovation of the existing public house
<b>Constraints:</b>	Airport Safeguarding Zones, Agric Land Class 1,2,3a, Coal - Standing Advice Area, Forest of Avon, Housing Development Boundary, Listed Building,
<b>Applicant:</b>	Red Oak Taverns Limited
<b>Expiry Date:</b>	30th December 2013
<b>Case Officer:</b>	Heather Faulkner

**DECISION** Defer consideration to allow members to visit site and nearby road junction.

<b>Item No:</b>	05
<b>Application No:</b>	13/04457/LBA
<b>Site Location:</b>	Temple Inn, Main Road, Temple Cloud, Bristol
<b>Ward:</b> Mendip	<b>Parish:</b> Cameley <b>LB Grade:</b> II
<b>Application Type:</b>	Listed Building Consent (Alts/exts)
<b>Proposal:</b>	Mixed use development comprising a 10 bed letting rooms building, 9 residential dwellings, and renovation of the existing public house
<b>Constraints:</b>	Airport Safeguarding Zones, Agric Land Class 1,2,3a, Coal - Standing Advice Area, Forest of Avon, Housing Development Boundary, Listed Building,
<b>Applicant:</b>	Red Oak Taverns Limited
<b>Expiry Date:</b>	30th December 2013
<b>Case Officer:</b>	Heather Faulkner

**DECISION** Defer consideration to allow members to visit site and nearby road junction.

<b>Item No:</b>	06
<b>Application No:</b>	13/04515/FUL
<b>Site Location:</b>	Empty Radco Furniture Warehouse, Waterloo Road, Radstock, BA3 3EP
<b>Ward:</b> Radstock	<b>Parish:</b> Radstock <b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application
<b>Proposal:</b>	Demolition of former Co-op Homemaker store to facilitate the erection of 13no. dwellings with associated works.
<b>Constraints:</b>	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,
<b>Applicant:</b>	Curo
<b>Expiry Date:</b>	30th January 2014
<b>Case Officer:</b>	Mike Muston

**DECISION** Delegate to PERMIT subject to

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

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 The development of the site shall take place in accordance with the recommendations set out within the geo-technical and geo-environmental report prepared by Terra Firma (South) and dated October 2013. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in this report are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action shall be submitted to and approved in writing by

the Local Planning Authority, prior to the occupation of any of the dwellings hereby permitted..

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 the internal 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 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: To preserve the character and appearance of the Conservation Area.

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:**

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.

<b>Item No:</b>	07
<b>Application No:</b>	13/04514/FUL
<b>Site Location:</b>	Empty Co-op Premises, High Street, High Littleton, Bristol
<b>Ward:</b> High Littleton	<b>Parish:</b> High Littleton <b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application
<b>Proposal:</b>	Erection of 9 no. residential units, together with associated car parking, highway works and landscaping following demolition of former Co-op store building
<b>Constraints:</b>	Agric Land Class 1,2,3a, Coal - Standing Advice Area, Forest of Avon, Housing Development Boundary,
<b>Applicant:</b>	Curo Group
<b>Expiry Date:</b>	25th December 2013
<b>Case Officer:</b>	Mike Muston

**DECISION** Delegate to PERMIT subject to

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

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(A)eq,16hr and 30dB(A)eq,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(A)max.

Reason: In the interest of residential amenity

3 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 samples 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 be constructed in accordance with the foul and surface water drainage strategy shown on drawing WB03354/C/500, unless otherwise agreed in writing 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.

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 No development, other than demolition work not affecting trees, shall take place until a revised arboricultural method statement with tree protection plan identifying measures to protect the trees to be retained, has been submitted to and approved in writing by the Local Planning Authority and the details within the approved document implemented as appropriate. The statement shall include proposed tree protection measures during construction of the new rubble wall and making good the existing wall; site preparation (including clearance and level changes ), during construction and landscaping operations. The statement should also include the control of potentially harmful operations such as handling and mixing of materials on site, burning, location of site office and movement of people and machinery.

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

20 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:**

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.

<b>Item No:</b>	08
<b>Application No:</b>	13/04234/EFUL

<b>Site Location:</b>	Car Park, Sawclose Car Park, City Centre, Bath
<b>Ward:</b> Abbey	<b>Parish:</b> N/A <b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application with an EIA attached
<b>Proposal:</b>	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)
<b>Constraints:</b>	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,
<b>Applicant:</b>	Deeley Freed (Penhalt) Ltd
<b>Expiry Date:</b>	12th March 2014
<b>Case Officer:</b>	Sarah James

**DECISION** Defer consideration to allow opportunity for applicant to revise design and appearance of Saw Close elevations with Officers over the next month.

<b>Item No:</b>	09
<b>Application No:</b>	13/04218/LBA
<b>Site Location:</b>	Car Park, Sawclose Car Park, City Centre, Bath
<b>Ward:</b> Abbey	<b>Parish:</b> N/A <b>LB Grade:</b> N/A
<b>Application Type:</b>	Listed Building Consent (Alts/exts)
<b>Proposal:</b>	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.
<b>Constraints:</b>	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,
<b>Applicant:</b>	Deeley Freed (Penhalt) Ltd
<b>Expiry Date:</b>	27th November 2013
<b>Case Officer:</b>	Sarah James

**DECISION** Defer consideration to allow opportunity for applicant to revise design and appearance of Saw Close elevations with Officers over the next month.

<b>Item No:</b>	10	
<b>Application No:</b>	13/04303/FUL	
<b>Site Location:</b>	22 Rotcombe Vale, High Littleton, Bristol, Bath And North East Somerset	
<b>Ward:</b> High Littleton	<b>Parish:</b> High Littleton	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Erection of a two storey 3no. bedroom house in front garden.	
<b>Constraints:</b>	Agric Land Class 1,2,3a, Coal - Standing Advice Area, Forest of Avon, Housing Development Boundary,	
<b>Applicant:</b>	Mr Jonathan Cowley	
<b>Expiry Date:</b>	13th December 2013	
<b>Case Officer:</b>	Daniel Stone	

**DECISION** Defer consideration to allow members to view site in context with surroundings.