

BATH AND NORTH EAST SOMERSET COUNCIL

DEVELOPMENT CONTROL COMMITTEE

7th May 2014

SITE VISIT DECISION

Item No:	001	
Application No:	14/00140/FUL	
Site Location:	Bath Soft Cheese Park Farm, Church Lane, Kelston, Bath	
Ward: Bathavon North	Parish: Kelston	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of extension to existing agricultural building to create a cheese dairy.	
Constraints:	Agric Land Class 1,2,3a, Area of Outstanding Natural Beauty, Greenbelt, MOD Safeguarded Areas,	
Applicant:	Park Farm LTD	
Expiry Date:	18th March 2014	
Case Officer:	Sasha Coombs	

DECISION Delegate to permit to officers subject to appropriate 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 hereby permitted shall not be occupied until a Site Management Plan, including Traffic Management for the proposed development, has been submitted to and approved in writing by the Local Planning Authority. Thereafter the site shall not be operated other than in accordance with that plan or any replacement plan that may be submitted and approved in writing.

Reason: In the interests of highway safety.

3 No new external lighting shall be installed without the prior approval, in writing, from the local planning authority.

Reason: to prevent harm to bats and visual amenity of the area

4 The cumulative noise level from plant associated with the development should not exceed 30dBLAeq, 5min at the façade of the nearest noise sensitive premises.

Reason: To protect residential amenity

5 Prior to occupation of the building a soft landscape scheme is to be submitted to and approved in writing by the Local Planning Authority, such a scheme shall include details of all trees, hedgerows and other planting which are to be retained; details of all new planting specification to include numbers, density, size, species and positions of all new trees and shrubs; and a programme of implementation.

Reason: To ensure the provision of an appropriate landscape setting to the development.

6 The containers identified as Containers A and B on Drawing 'REFRIGERATED CONTAINERS PLAN' received by the Local Planning Authority on 08 May 2014 shall be removed from the Park Farm complex and the land reinstated within 6 months of the dairy hereby approved being first brought into use.

Reason: In the interest of visual amenity, setting of listed building and openness of the Green Belt

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:

Drawing	20 Jan 2014	1876 100 REVISION B	SITE LAYOUT AS EXISTING
Drawing	20 Jan 2014	1876 101 REVISION B	SITE LAYOUT AS PROPOSED
Drawing	20 Jan 2014	1876 102 REVISION B	FLOOR/ROOF LAYOUT AS PROPOSED
Drawing	20 Jan 2014	1876 103 REVISION B	ELEVATIONS AS PROPOSED
Drawing	20 Jan 2014	1876 104 REVISION A	SECTIONS AS EXISTING
Drawing	20 Jan 2014	1876 105 REVISION B	PROPOSED SECTIONS
Drawing	20 Jan 2014	1876 106 REVISION A	ELEVATION AND ROOF PLAN AS EXISTING
Drawing	21 Jan 2014	1876 - 107	EXISTING FLOOR PLANS
Drawing	14 Jan 2014	1876 - 004	PERSPECTIVE VIEW
OS Extract	20 Jan 2014	1876-008 REVISION A	LOCATION PLAN
Drawing	08 May 2014		REFRIGERATED CONTAINERS PLAN

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 Local Planning Authority acknowledges the approach outlined in paragraphs 188-192 in favour of front loading and operates a pre-application advice service. Notwithstanding the encouragement for pre-application dialogue, the applicant did not seek to enter into correspondence with the Local Planning Authority and submitted the scheme. The proposal was considered unacceptable for the reasons given and, having regard to the need to avoid unnecessary delay, the Local Planning Authority moved forward and issued its decision