

BATH AND NORTH EAST SOMERSET COUNCIL

DEVELOPMENT CONTROL COMMITTEE

2nd July 2014

SITE VISIT DECISIONS

Item No:	001	
Application No:	14/01667/REG03	
Site Location:	Weston All Saints Ce Vc Primary School, Broadmoor Lane, Upper Weston, Bath	
Ward: Weston	Parish: N/A	LB Grade: N/A
Application Type:	Regulation 3 Application	
Proposal:	Provision of a new 6 classroom teaching block and associated external works. (Resubmission)	
Constraints:	Agric Land Class 3b,4,5, Article 4, Forest of Avon, Hotspring Protection, MOD Safeguarded Areas, Tree Preservation Order, World Heritage Site,	
Applicant:	Bath And North East Somerset Council	
Expiry Date:	4th July 2014	
Case Officer:	Chris Griggs-Trevarthen	

DECISION PERMIT

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 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 the approved method statement is complied with for the duration of the development.

3 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.

4 No development or other operations shall take place except in complete accordance with the approved Construction Management Plan unless agreed in writing by the local planning authority.

Reason: To ensure the safe operation of the highway.

5 Prior to the occupation of the building hereby approved, the drop-off and collection area, and the associated access alterations, shall be provided in accordance with drawing number 2948_L_011 Revision G. The drop-off and collection area shall thereafter be permanently retained.

Reason: In the interests of highways safety and to relieve the traffic pressure on Broadmoor Lane

6 Prior to the occupation of the building hereby approved, details of the provision for covered and secure cycle and scooter parking/storage shall have been submitted to and approved in writing by the Local Planning Authority. The covered and secure cycle and scooter parking/storage shall be provided in accordance with the approved details prior to the occupation of the building hereby approved.

Reason: In the interests of sustainable development.

7 No development shall commence, except works up to and including the ground floor slab, until a schedule of materials and finishes, and samples of the materials to be used in the construction of the external surfaces, including roofs, 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.

8 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.

9 Prior to occupation of the development hereby approved a landscape scheme should be submitted and approved to show the reinstatement of the land currently occupied by the temporary classroom. The approved landscaping scheme shall be completed in accordance with the approved details within 12 months of the occupation of the development hereby approved or in accordance with a timescale submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the provision of equivalent recreational open space to offset the loss resulting from the proposed development in accordance with policy SR.1A of the Bath and North East Somerset Local Plan

10 Prior to the occupation of the building hereby permitted an updated travel plan shall be submitted to and approved, in writing, by the Local Planning Authority. Thereafter the development shall be used strictly in accordance with the approved Travel Plan.

Reason: To ensure that an update to date travel plan is produced to encourage alternative and sustainable means of travel to school and encourage a reduction in car travel.

11 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:

2948_A_150G
2948_A_010C
2948_L_011M
2948_L_012J
2948_L_050P
2948_L_51L
2948_L_100L
2948_L_170D
2948_L_171D
4950 PL-AL(90)001
4950 PL-AL(90)002
30-01-2010 WASPS - TCPFIN 2
G919_L_1000_PL_A
4950 PL-SL01

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

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.

ADVICE NOTE

In the interests of flood alleviation we would encourage the applicant to investigate the use of a Sustainable Drainage Scheme (SuDS) in order to manage surface water drainage. SuDS infiltration schemes include techniques such as infiltration trenches and basins, rain gardens and soakaway techniques. Other surface level SuDS techniques include swales and attenuation ponds.

For more details about SuDS please refer to the guidance from Ciria (<http://www.susdrain.org/resources/ciria-guidance.html>)

If SuDS techniques are pursued, details of the proposed drainage scheme should be submitted to this office.

We have reviewed the British Geological Survey maps for the site area in terms of infiltration potential and the advice is that 'There is a very significant potential for one or more geohazards associated with infiltration. Only install infiltration SuDS if the potential for or the consequences of infiltration are considered not to be significant'. Based on this advice the applicant may want to consider SuDS techniques other than infiltration.

Item No:	002
Application No:	13/04847/FUL
Site Location:	Court Farm, The Street, Compton Martin, Bristol
Ward: Chew Valley South	Parish: Compton Martin LB Grade: N/A
Application Type:	Full Application
Proposal:	Retention of existing building for use as ancillary accommodation (extension) to Court Farmhouse and retention of access track and alterations to car parking to serve adjacent holiday lets (part retrospective)
Constraints:	Airport Safeguarding Zones, Agric Land Class 1,2,3a, Area of Outstanding Natural Beauty, Conservation Area, Housing Development Boundary, Water Source Areas,
Applicant:	Mr Richard Curry
Expiry Date:	18th March 2014
Case Officer:	Rebecca Roberts

DECISION PERMIT

1 The residential development hereby approved shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling; Court Farmhouse, The Street, Compton Martin and shall not be occupied as an independent dwelling unit or used for Bed and Breakfast. The principle means of access to the ancillary accommodation via the internal doorway from the existing storage room (proposed snooker room) on the ground floor of the main dwelling into the kitchen shall remain available for use in perpetuity.

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.

2 Within 6 months of the date of this permission a hard and soft landscape scheme to include details of the removal of part of the car park tarmac shall be submitted to and approved in writing by the Local Planning Authority, such a scheme shall include details of the subdivision of the site, all new walls, fences and other boundary treatment and 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: In the interests of the appearance of the development and the character and appearance of this part of the Conservation Area.

3 Within 12 months of the date of this permission all hard and/or soft landscape works to include the removal of part of the car park tarmac shall have been carried out in accordance with the approved details. The works shall be carried out in accordance with the programme agreed in condition 2. 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.

4 Within 3 months of the date of this permission details of enclosing the vertical flu on the south elevation shall be submitted to and approved in writing by the Local Planning Authority and within 6 months of the date of this permission the flu shall be enclosed in accordance with the details approved

Reason: In the interests of the appearance of the development and the character and appearance of this part of the Conservation Area.

5 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:

This decision relates to drawing no's PL3260/2A, PL3260/3, PL3260/4, PL3260/5, PL3260/6 date stamped 15th January 2014 and PL3260/1A date stamped 20th January 2014.

DECISION TAKING STATEMENT

In determining this application the Local Planning Authority considers it has complied with the aims of paragraphs 186 and 187 of the National Planning Policy Framework. For the reasons given, a positive view of the submitted proposals was taken and permission was granted.

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:	003
Application No:	14/00862/OUT
Site Location:	W T Burden Ltd, Bath Road, Farmborough, Bath
Ward: Farmborough	Parish: Farmborough LB Grade: N/A
Application Type:	Outline Application
Proposal:	Demolition of existing building and redevelopment of site with up to 14 dwellings with associated means of access, access roads, car parking, boundary treatments and landscaping; conversion (including re-cladding) of retained building to provide office/workshop accommodation (Class B1) with associated car parking.
Constraints:	Agric Land Class 1,2,3a, Coal - Standing Advice Area, Forest of Avon, Greenbelt, Hazards & Pipelines,
Applicant:	Boystown Ltd
Expiry Date:	23rd May 2014
Case Officer:	Alice Barnes

DECISION Deferred in accordance with paragraph 7 of the Member and Officer Conduct/Roles Protocol the decision of the Development Control Committee to permit this application has been referred to the next meeting of the Committee. This renders the decision of no effect until it is reconsidered by the Committee when it can make such decision as it sees fit.

Item No:	004
Application No:	14/01403/FUL
Site Location:	The Old Rectory, Anchor Lane, Combe Hay, Bath
Ward: Bathavon West	Parish: Combe Hay LB Grade: II
Application Type:	Full Application
Proposal:	Erection of garage with staff accommodation and extension of the curtilage of the Old Rectory. (Resubmission)
Constraints:	Agric Land Class 3b,4,5, Area of Outstanding Natural Beauty, Conservation Area, Greenbelt, Housing Development Boundary, Listed Building,
Applicant:	Mr Trevor Osborne
Expiry Date:	20th May 2014
Case Officer:	Sasha Coombs

DECISION Authorise the Group Manager to permit the application subject to the applicant entering into a legal agreement under S106 and subject to the completion of the above agreement, authorise the Group Manager to PERMIT subject to the conditions to be agreed.