

## **BATH AND NORTH EAST SOMERSET COUNCIL**

### **DEVELOPMENT CONTROL COMMITTEE**

**3rd September 2014**

### **DECISIONS**

<b>Item No:</b>	01	
<b>Application No:</b>	13/04235/FUL	
<b>Site Location:</b>	Hope House, The Royal High School, Lansdown Road, Lansdown	
<b>Ward:</b> Lansdown	<b>Parish:</b> N/A	<b>LB Grade:</b> II
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Residential development for the erection of 58 no. dwellings, including the conversion of Hope House, and associated infrastructure and parking following demolition of existing school buildings.	
<b>Constraints:</b>	Agric Land Class 3b,4,5, Article 4, Conservation Area, Forest of Avon, Hotspring Protection, Listed Building, Tree Preservation Order, World Heritage Site,	
<b>Applicant:</b>	Hope House Developments LLP	
<b>Expiry Date:</b>	17th September 2014	
<b>Case Officer:</b>	Sarah James	

### **DECISION REFUSE**

1 The proposed development by virtue of the unacceptable design and appearance of the 4 new dwellings on the lower site (accessed from Park Street Mews) would have a harmful impact upon the character and appearance of the conservation area contrary to saved policies D2, D4 and BH6 of the Bath and North East Somerset Local Plan, including minerals and waste policies, 2007

### **PLANS LIST:**

Site Location Plan 0158/72826, 0005 PHL - 101-C, 0005-PHL - 103-B , 1500 R01e Tree Quality Survey - drawings - (1500/P01c, Po2e, Po3c, Po7c, Po8b)1866 - PE- 32 rev C, 1866 - PE- 33 rev B, 1866 - PE- 34, 1866 - PE- 36 rev D, 1866 - PP- 31 rev C, 1866 - PP- 32 rev E 1866 - PP- 33 rev E , 1866 - PP- 34 rev C, 1866 - PP- 35 rev A , 1866 - PP- 36 rev A, 1866 - PP- 37 rev A, 1866 - PP- 38 rev B, GA Roof Plan rev D, AN1083:100 Landscape Masterplan Whole Site Rev D, AN1083:101 Landscape North Rev G, AN1083:102 Landscape South - Rev B , AN1083:103 Landscape and Existing Rev E, AN1083:105 Landscape Section - Rev B, AN1083:106 Landscape Section CC, 0005-PHL-101C, M313/9100 P8, 67000 M313/9101 P8, 71000 M313/9102 P8, 74000 M313/9103 P8, M313/9105 P8, M313/9106 P8, M313/9107 P8, M313/9111 P8, M313/9112 P8, M313/9120 P8, M313/9121 P8, AN.1083.102 , M313/9113 P2, M313/9133 P1, 1866 PE 31, 1866 PE 35, 1866 PE37, 1866 PE 38, 1866 PP 39, 1866 PP40, WSP-1642-GA-630-

ST-201 Existing Lighting - Lux Measurement Site Survey, WSP-1642-GA-630-ST-202 , GF1A, FF1A, SF1A, TF1A, ELEV1, ELEV 2, ELEV 3, 17A, 15A, 3160-1, 3160-2, 3160-3, DP-31, DP-32, PS-31, PD-31, PD-32A, PD-33, PD-34, PD-35

## 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 and has worked positively with the applicant in bringing forward the proposed development. Notwithstanding the case officers recommendation, for the reason set out within this refusal the Development Control Committee has determined that the development is unacceptable.

<b>Item No:</b>	02		
<b>Application No:</b>	14/02309/REG03		
<b>Site Location:</b>	St Saviours Junior School Brookleaze Place, Avondale Buildings, Larkhall, Bath		
<b>Ward:</b> Lambridge	<b>Parish:</b> N/A	<b>LB Grade:</b> N/A	
<b>Application Type:</b>	Regulation 3 Application		
<b>Proposal:</b>	Demolition of existing temporary classrooms and kitchen. Extensions to the existing school building comprising of a new classroom block and new Kitchen to be located off the main hall.		
<b>Constraints:</b>	Agric Land Class 3b,4,5, Article 4, Conservation Area, Forest of Avon, Hotspring Protection, Primary School Purpose, World Heritage Site,		
<b>Applicant:</b>	Bath & North East Somerset Council		
<b>Expiry Date:</b>	5th September 2014		
<b>Case Officer:</b>	Heather Faulkner		

## 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 Excluding the installation of the proposed temporary classrooms 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.

3 Development shall not commence until a Landscape and Ecological Protection Plan providing details of all necessary measures to avoid harm to wildlife has been submitted to and approved in writing by the local planning authority. The scheme shall include details, as necessary, of provision of tool box talks; timing of works to avoid harm to nesting birds; a plan showing exclusion zones and fencing specification around retained habitats; and pre-commencement checks or ecological watching brief as applicable. The development shall be carried out only in accordance with the approved Scheme or any amendment to the Scheme as approved in writing by the Local Planning Authority.

Reason: to avoid harm to wildlife during construction including protected species and retained habitats.

4 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 the approved document implemented as appropriate. The final method statement shall incorporate a provisional programme of works; supervision and monitoring details by an appointed Arboriculturalist and the 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, location of site office, service run locations including soakaway locations and movement of people and machinery.

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

5 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.

6 Within two months of the commencement of the development a hard and soft landscape scheme shall be 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. The scheme shall also include details of all recommended ecological mitigation and enhancement measures as set out in the Ecological Appraisal including wildlife-friendly lighting; numbers, locations and specifications for bat and bird boxes and other wildlife features; provision of connective habitat, and details and specification for native planting.

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

7 The relevant part of the development shall not commence 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 Prior to the installation of windows and doors large scale detailed drawings (including window reveal detailing) shall be submitted to and approved in writing by the Local Planning Authority. Works must then be completed in accordance with these details.

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

9 Further information to be provided in respect of all boundary treatments, in particular around the new play areas and where the new entrance will be.

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

#### 10 Reporting of Unexpected Contamination

In the event that unexpected 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: In order to ensure that the land is suitable for the intended use and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors and in accordance with section 11 of the National Planning Policy Framework.

11 Prior to the occupation of the development an updated 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 the Travel Plan.

Reason: In the interests of sustainable development.

12 All work of making good of boundary walls shall be finished to match the adjacent wall in respect of type, size, colour, pointing, coursing, jointing, profile and texture.

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

13 The temporary classrooms approved as part of this consent must be removed from site within 2 months of the occupation of the proposed extension.

Reason: In the interests of the appearance of the area and neighbouring amenity.

14 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.

15 The proposed first floor windows in the north west elevation of the proposed extension, shown as three coloured windows annotation 10 and the window annotated as 14 on drawing 130992 P(0)14 J shall be non-opening and glazed with obscure glass prior to the occupation of the building and permanently retained as such.

Reason: To safeguard the amenities of adjoining occupiers from overlooking and loss of privacy.

16 No external lighting shall be erected without prior approval from the Local Planning Authority.

Reason: To ensure the amenity of neighbouring properties is protected.

17 Prior to the use of the kitchen extension hereby approved details of any extract/ventilation system shall be submitted and approved by the Local Planning Authority and then implemented in accordance with the details so approved. The system shall thereafter be retained in accordance with the approved details.

Reason: To ensure that the extract/ventilation system is appropriate for the character of the building and/or to safeguard the amenities of local occupiers.

18 On completion of the scheme record drawings are to be produced detailing the drainage systems installed (including permeable paving areas) and the point of discharge to the Public sewer system.

Reason:

To allow operation and maintenance of the drainage system in accordance with the initial design for the purpose of flood risk management.

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:**

This decision relates to drawing nos E055B3/AL/102 Existing Blocks 004, 005, 006 and 007, E055B3/AL/103 Existing Elevations and Sections, 130992 P(0)08 Existing Site Plan, 130992 P(0)19 rev A Decant Plan and Elevation, 130992 P(0)20 rev A Decant Site Plan, 130992 P(0)21 rev A Decant Site Section, 939 d005 Drainage Details, Preliminary

Ecological Appraisal (August 2013), School Travel Plan (June 2013) and Arboricultural Report received 20th May 2014, Initial Bat Assessment (July 2014) received 29th July 2014, 130992 P(0)11 rev O Proposed Plans, 130992 P(0)12 rev I Indicative Street Scene, 130992 P(0)13 rev I Proposed Site Plan, 130992 P(0)14 rev J Proposed Elevations, 130992 P(0)15 rev H Proposed GA Sections, 130992 P(0)22 rev D Roof Plan and D001 D Proposed Drainage Plan received 6th August 2014 and Ground investigation and geoenvironmental interpretative report (June 2014) received 11th August 2014.

#### 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](http://www.planningportal.gov.uk).

#### Construction Advice

- 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.

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.

- 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.

Furthermore due to increasing issues and concerns with the gull population in Bath I would advise that that consideration is given to proofing any roof/flat surfaces against gulls nests

<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 REFUSE**

1 The application site lies outside the Housing Development Boundary, defined through the Bath and North East Somerset Local Plan Adopted 2007 and the proposal (for 70 dwellings) would significantly exceed the scale of growth to be accommodated in Temple Cloud, as set out in Adopted Core Strategy policy RA1. As such the proposals are contrary to saved policies HG.4 (i) and SC.1 of the Bath and North East Somerset Local Plan Including Minerals and Waste Adopted 2007, to Policy RA.1 of the Bath and North East Somerset Core Strategy Adopted July 2014 and to the guidance set out in the National Planning Policy Framework.

2 The traffic generated from this proposal would use the junction of Temple Inn lane with the A37. By virtue of the high traffic levels and congestion problems on the A37 and substandard visibility splays, the junction is considered unsuitable to accommodate the increase in traffic from this development and would be likely to lead to additional hazards and conflict with all users of the highway. As such, the proposed development would be contrary to saved policies T.1 (2) and T.24 (i) of the Bath & North East Somerset Local Plan including minerals and waste policies Adopted October 2007 and the guidance set out in the National Planning Policy Framework.

## **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 A
- PROPOSED ILLUSTRATIVE SITE SECTIONS - DRAWING 13130/2100
- FLOOD RISK ASSESSMENT
- PLANNING STATEMENT
- ARBORICULTURAL CONSTRAINTS REPORT

### 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 engaged with the applicant and sought to resolve and address problems with the proposals. Notwithstanding this engagement, the proposals were re-considered following the adoption of the Core Strategy in July 2014, and the Committee resolved that the proposals were unacceptable in principle for the reasons given.

<b>Item No:</b>	04		
<b>Application No:</b>	14/01261/FUL		
<b>Site Location:</b>	Land Adjacent To Tree Tops, Firgrove Lane, Peasedown St. John, Bath		
<b>Ward:</b>	Peasedown St John	<b>Parish:</b>	Peasedown St John
<b>Grade:</b>	N/A		<b>LB</b>
<b>Application Type:</b>	Full Application		
<b>Proposal:</b>	Erection of straw bale, timber frame, living/work unit. (Retrospective)		
<b>Constraints:</b>	Agric Land Class 1,2,3a, Coal - Standing Advice Area, Forest of Avon, Greenbelt,		
<b>Applicant:</b>	Mrs Zoe Hawes		
<b>Expiry Date:</b>	13th May 2014		
<b>Case Officer:</b>	Andy Pegler		

**Deferred awaiting site visit:** To allow Members to view the site within its surroundings

<b>Item No:</b>	05
<b>Application No:</b>	14/01495/FUL



<b>Site Location:</b>	Rentokil Tropical Plants Pipehouse Nursery, Pipehouse, Freshford, Bath		
<b>Ward:</b>	Bathavon South	<b>Parish:</b>	Freshford
		<b>LB Grade:</b>	N/A
<b>Application Type:</b>	Full Application		
<b>Proposal:</b>	Erection of 10 no. dwellings, including access road, car parking and hardstanding, landscaping and associated works and services following demolition of existing buildings and structures.		
<b>Constraints:</b>	Agric Land Class 1,2,3a, Area of Outstanding Natural Beauty, Greenbelt, Mineral Consultation, MOD Safeguarded Areas,		
<b>Applicant:</b>	Belgravia Land Ltd		
<b>Expiry Date:</b>	23rd July 2014		
<b>Case Officer:</b>	Daniel Stone		

**Deferred awaiting site visit:** To allow Members to view the site and its access

<b>Item No:</b>	06		
<b>Application No:</b>	14/00892/OUT		
<b>Site Location:</b>	Land Opposite Tunley Farm House, Wood Lane, Priston, Bath		
<b>Ward:</b>	Bathavon West	<b>Parish:</b>	Camerton
		<b>LB Grade:</b>	N/A
<b>Application Type:</b>	Outline Application		
<b>Proposal:</b>	Outline application for the erection of two live/work buildings and re-alignment of the highway.		
<b>Constraints:</b>	Agric Land Class 1,2,3a, Coal - Standing Advice Area, Forest of Avon, Greenbelt,		
<b>Applicant:</b>	Woodstone Construction SW LTD		
<b>Expiry Date:</b>	5th June 2014		
<b>Case Officer:</b>	Heather Faulkner		

**DECISION** Delegate to PERMIT

Authorise the Development Manager to permit subject to a Section 106 agreement and conditions to be worded at a later date.

**PLANS LIST:**

This decision relates to the following documents:

Received 25th February 2014

13109\_L\_001\_D

13109\_L\_003\_D

13109\_L\_004\_D

13109\_L\_005\_B

13109\_L\_006\_B

13109\_L\_007\_B

17300\_200\_C

## 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. The proposal was considered unacceptable for the reasons given by the case officer in their committee report. However the Planning Committee considered that the proposals were acceptable subject to conditions and a legal agreement and permission was granted.

<b>Item No:</b>	07		
<b>Application No:</b>	14/02663/FUL		
<b>Site Location:</b>	72 High Street, Twerton, Bath, Bath And North East Somerset		
<b>Ward:</b> Twerton	<b>Parish:</b> N/A	<b>LB Grade:</b> N/A	
<b>Application Type:</b>	Full Application		
<b>Proposal:</b>	Change of use from single dwelling (C3) to house in multiple occupation (C4)		
<b>Constraints:</b>	Agric Land Class 3b,4,5, Article 4, Conservation Area, Forest of Avon, Hotspring Protection, MOD Safeguarded Areas, World Heritage Site,		
<b>Applicant:</b>	Miss Marie Hutton		
<b>Expiry Date:</b>	5th August 2014		
<b>Case Officer:</b>	Alice Barnes		

## DECISION REFUSE

1 The change of use to a house in multiple occupation will have a detrimental impact on the housing mix of the surrounding area and will harm the amenity of nearby residential occupiers. The proposed development is therefore contrary to saved policy HG.12 and D.2 of the Bath & North East Somerset Local Plan including minerals and waste policies - adopted October 2007

## PLANS LIST:

Site location plan

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

<b>Item No:</b>	08		
<b>Application No:</b>	14/01237/FUL		
<b>Site Location:</b>	Land Between Cyclepath And Roundabout, London Road East, Batheaston, Bath		
<b>Ward:</b> Bathavon North	<b>Parish:</b> Bathford	<b>LB Grade:</b> N/A	
<b>Application Type:</b>	Full Application		
<b>Proposal:</b>	Change of use of existing building to residential including external alterations.		
<b>Constraints:</b>	Agric Land Class 3b,4,5, Flood Zone 2, Flood Zone 3, Forest of Avon, Greenbelt, Hotspring Protection, Listed Building, MOD Safeguarded Areas,		
<b>Applicant:</b>	Mr Alex Dodge		
<b>Expiry Date:</b>	23rd July 2014		
<b>Case Officer:</b>	Alice Barnes		

## **DECISION REFUSE**

1 The proposed change of use will result in substantial reconstruction of the existing building within the green belt. It is therefore inappropriate development contrary to paragraph 90 of the National Planning Policy Framework and policy CP8 of the Core Strategy for Bath and North East Somerset adopted - July 2014

## **PLANS LIST:**

This decision relates to the Existing site plan PL01, Existing floor plan PL02, Existing elevations PL03, Existing site context PL04, Existing site context elevations PL05, Location plan PL06, Proposed site plan PL10, Proposed floor plan PL11, Proposed elevations PL12, Proposed context elevations PL13 and Proposed context elevations PL14 received 14th March 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, and expanded upon in a related case officer's report, a positive view of the revised proposals was taken and consent was granted.

<b>Item No:</b>	09	
<b>Application No:</b>	14/02258/FUL	
<b>Site Location:</b>	Trinity C Of E Primary School, Woodborough Lane, Radstock, Bath And North East Somerset	
<b>Ward:</b> Radstock	<b>Parish:</b> Radstock	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Erection of detached timber-framed building to provide break-out space on school site	
<b>Constraints:</b>	Agric Land Class 1,2,3a, Coal - Standing Advice Area, Forest of Avon, Primary School Purpose,	
<b>Applicant:</b>	Trinity C Of E Academy Trust	
<b>Expiry Date:</b>	5th September 2014	
<b>Case Officer:</b>	Heather Faulkner	

## DECISION REFUSE

1 The design and siting of the proposed classroom building is considered to be unacceptable and have a poor relationship with the design of the school and the surrounding play areas. The application would therefore be contrary saved policies D.2 and D.4 of the Bath and North East Somerset Local Plan adopted 2007 and the Chapter 7 of the NPPF 2012.

## PLANS LIST:

This decision relates to drawing nos 10, 11, 12, 13, 14,, 15, 16, 18, 100, 101 and 102 received 15th May 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 and the application was assessed and considered acceptable by officers. Notwithstanding the case officers recommendation, for the reason set out within this refusal the Development Control Committee has determined that the development is unacceptable.