

**BATH AND NORTH EAST SOMERSET COUNCIL**

**DEVELOPMENT CONTROL COMMITTEE**

**24th September 2014**

**DECISIONS**

|                                |  |                      |
|--------------------------------|--|----------------------|
| <b>Item No:</b>                | 01   |                      |
| <b>Application No:</b>         | 14/00912/FUL   |                      |
| <b>Site Location:</b>          | The Chase, Rectory Lane, Compton Martin, Bristol   |                      |
| <b>Ward:</b> Chew Valley South | <b>Parish:</b> Compton Martin  | <b>LB Grade:</b> N/A |
| <b>Application Type:</b>       | Full Application   |                      |
| <b>Proposal:</b>               | Erection of single storey extension and alterations to the footprint. (Retrospective).   |                      |
| <b>Constraints:</b>            | Airport Safeguarding Zones, Agric Land Class 1,2,3a, Area of Outstanding Natural Beauty, Housing Development Boundary, Water Source Areas, |                      |
| <b>Applicant:</b>              | Mr & Mrs Linegar   |                      |
| <b>Expiry Date:</b>            | 26th 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 All external walling and roofing materials to be used shall match those of the existing building in respect of type, size, colour, pointing, coursing, jointing, profile and texture.

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

3 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 windows, roof lights or openings, other than those shown on the plans hereby approved, shall be formed in the side elevations (north east or south west) at any time unless a further planning permission has been granted.

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

4 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 is taken on the basis of the following drawing numbers:

Received 27th February 2014

2014/CHASE/01B

2014/CHASE/03A

2014/CHASE/04A

2014/CHASE/05A

2014/CHASE/07A

Received 7th May 2014

2014/CHASE/02 B

2014/CHASE/06A

Received 3rd July 2014

2014/CHASE/09/C

2014/CHASE/08 B

**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 applicant sought pre-application advice prior to this application being submitted. For the reasons given above the application was recommended for approval.

|                          |  |                         |
|--------------------------|--|-------------------------|
| <b>Item No:</b>          | 02   |                         |
| <b>Application No:</b>   | 14/03180/FUL   |                         |
| <b>Site Location:</b>    | Cleveland House, Sydney Road, Bathwick, Bath   |                         |
| <b>Ward:</b> Bathwick    | <b>Parish:</b> N/A   | <b>LB Grade:</b> IISTAR |
| <b>Application Type:</b> | Full Application   |                         |
| <b>Proposal:</b>         | Change of use from B1 offices to C3 residential including the erection of a single storey side extension with first floor terrace including internal alterations following the demolition of the existing single storey lavatory block (Revised proposal).                     |                         |
| <b>Constraints:</b>      | Airport Safeguarding Zones, Article 4, British Waterways Major and EIA, British Waterways Minor and Householders, Conservation Area, Cycle Route, Forest of Avon, Hotspring Protection, Listed Building, MOD Safeguarded Areas, SSSI - Impact Risk Zones, World Heritage Site, |                         |
| <b>Applicant:</b>        | Trevor Osborne Property Group  |                         |
| <b>Expiry Date:</b>      | 5th September 2014   |                         |
| <b>Case Officer:</b>     | Sasha Coombs   |                         |

## DECISION

Withdrawn from agenda

|                          |  |                         |
|--------------------------|--|-------------------------|
| <b>Item No:</b>          | 03   |                         |
| <b>Application No:</b>   | 14/03181/LBA   |                         |
| <b>Site Location:</b>    | Cleveland House, Sydney Road, Bathwick, Bath   |                         |
| <b>Ward:</b> Bathwick    | <b>Parish:</b> N/A   | <b>LB Grade:</b> IISTAR |
| <b>Application Type:</b> | Listed Building Consent (Alts/exts)  |                         |
| <b>Proposal:</b>         | Internal alterations and external alterations for the change of use from B1 offices to C3 residential including the erection of a single storey side extension with first floor terrace following the demolition of existing single storey extension lavatory block. |                         |
| <b>Constraints:</b>      | ,  |                         |
| <b>Applicant:</b>        | Trevor Osborne Property Group  |                         |
| <b>Expiry Date:</b>      | 5th September 2014   |                         |
| <b>Case Officer:</b>     | Sasha Coombs   |                         |

## DECISION

Withdrawn from agenda

|                          |  |                      |
|--------------------------|--|----------------------|
| <b>Item No:</b>          | 04   |                      |
| <b>Application No:</b>   | 14/02756/FUL   |                      |
| <b>Site Location:</b>    | Land Opposite 199 Bailbrook Lane, Bailbrook Lane, Lower Swainswick, Bath   |                      |
| <b>Ward:</b> Lambridge   | <b>Parish:</b> N/A   | <b>LB Grade:</b> N/A |
| <b>Application Type:</b> | Full Application   |                      |
| <b>Proposal:</b>         | Erection of two detached dwellings with retained open space  |                      |
| <b>Constraints:</b>      | Agric Land Class 1,2,3a, Agric Land Class 3b,4,5, Article 4, Conservation Area, Forest of Avon, Hotspring Protection, MOD Safeguarded Areas, Tree Preservation Order, World Heritage Site, |                      |
| <b>Applicant:</b>        | Charlcombe Homes Ltd   |                      |
| <b>Expiry Date:</b>      | 26th August 2014   |                      |
| <b>Case Officer:</b>     | Rebecca Roberts  |                      |

## DECISION

Withdrawn from agenda

|                          |  |
|--------------------------|--|
| <b>Item No:</b>          | 05   |
| <b>Application No:</b>   | 14/01721/OUT   |
| <b>Site Location:</b>    | Abbots Barn, Cameley Lane, Hinton Blewett, Bristol   |
| <b>Ward:</b> Mendip      | <b>Parish:</b> Hinton Blewett <b>LB Grade:</b> N/A   |
| <b>Application Type:</b> | Outline Application  |
| <b>Proposal:</b>         | Erection of 1No dwelling house. (Outline application with some matters reserved)                                     |
| <b>Constraints:</b>      | Airport Safeguarding Zones, Agric Land Class 1,2,3a, Coal - Standing Advice Area, Conservation Area, Forest of Avon, |
| <b>Applicant:</b>        | Mr Karl Royle  |
| <b>Expiry Date:</b>      | 27th June 2014   |
| <b>Case Officer:</b>     | Rebecca Roberts  |

## **DECISION REFUSE**

1 This application proposes the development of a greenfield site beyond the Housing Development Boundary for Hinton Blewett. The proposed development would be of limited benefit that would be greatly outweighed by the significant harm to and loss of a very attractive undeveloped space and the harm to the setting, character and appearance of the adjoining Conservation Area, contrary to Policies D.2, D.4, HG.10, BH.6 and NE.1 of the B&NES Local Plan 2007, which are saved policies in the adopted Core Strategy and policy RA2 of the Bath and North East Somerset adopted Core Strategy 2014.

2 The proposed development is located in a position that is remote from services and employment opportunities and is poorly served by public transport, it is therefore contrary to the key aims of Policy T.1 of the Bath & North East Somerset Local Plan (2007) which is a saved policy in the adopted Core Strategy (2014) and the National Planning Policy Framework, which seek to facilitate the use of sustainable modes of transport.

### **PLANS LIST:**

This decision relates to drawing no's 8756-01, 8756-02, 8756-03, 8756-04 and 8756-05 date stamped 2nd 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 Framework. Notwithstanding informal advice offered by the Local Planning Authority the submitted application was unacceptable for the stated reasons and the applicant was advised that the application was to be recommended for refusal. Despite this the applicant chose not to withdraw the application and having regard to the need to avoid unnecessary delay the Local Planning Authority moved forward and issued its decision.