

BATH AND NORTH EAST SOMERSET COUNCIL
DEVELOPMENT CONTROL COMMITTEE

14th January 2015

DECISIONS

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| Item No: | 01 | |
| Application No: | 14/02272/EFUL | |
| Site Location: | Ministry Of Defence, Warminster Road, Bathwick, Bath | |
| Ward: Bathwick | Parish: N/A | LB Grade: N/A |
| Application Type: | Full Application with an EIA attached | |
| Proposal: | Demolition of existing buildings, erection of 204 no. dwellings; 2 no. accesses from Warminster Road, vehicular parking; open space; landscaping (including tree removal); pumping station; and associated engineering works. | |
| Constraints: | Agric Land Class 1,2,3a, Agric Land Class 3b,4,5, Agric Land Class 3b,4,5, Article 4, British Waterways Major and EIA, British Waterways Minor and Householders, Conservation Area, Forest of Avon, Hotspring Protection, MOD Safeguarded Areas, Sites of Nature Conservation Interest, World Heritage Site, | |
| Applicant: | Square Bay (Bath) LLP | |
| Expiry Date: | 1st December 2014 | |
| Case Officer: | Daniel Stone | |

DECISION

WITHDRAWN FROM AGENDA

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| Item No: | 02 | |
| Application No: | 14/02619/FUL | |
| Site Location: | Pinesgate, Lower Bristol Road, Westmoreland, Bath | |
| Ward: Widcombe | Parish: N/A | LB Grade: N/A |
| Application Type: | Full Application | |
| Proposal: | Erection of an office building (use class B1) with basement parking, associated infrastructure and landscaping following the demolition of existing office building. | |
| Constraints: | Agric Land Class 3b,4,5, Article 4, British Waterways Major and EIA, Flood Zone 2, Flood Zone 3, Forest of Avon, General Development Site, Hotspring Protection, MOD Safeguarded Areas, World Heritage Site, | |
| Applicant: | Pinesgate Investment Company Ltd | |
| Expiry Date: | 16th January 2015 | |
| Case Officer: | Rachel Tadman | |

DECISION

Deferred for three sample panels of proposed materials to be presented to committee.

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| Item No: | 03 | |
| Application No: | 14/04189/FUL | |
| Site Location: | Abbey Hotel, 1 North Parade, City Centre, Bath | |
| Ward: Abbey | Parish: N/A | LB Grade: IISTAR |
| Application Type: | Full Application | |
| Proposal: | Change of use of public highway for the siting of 12 tables and 48 chairs with planters and parasols.(Retrospective) (Resubmission) | |
| Constraints: | Article 4, Bath Core Office Area, Conservation Area, Forest of Avon, Hotspring Protection, Listed Building, Site Of Special Scientific Interest (SI), World Heritage Site, | |
| Applicant: | Abbey Hotel | |
| Expiry Date: | 2nd December 2014 | |
| Case Officer: | Alice Barnes | |

DECISION REFUSE

1 The storage of tables and chairs on the highway between the hours of 23:00 and 07:00 would result in unnecessary clutter within the street scene which would fail to preserve the setting of the adjacent Grade II* listed building and the character and appearance of the conservation area. The proposed development is therefore contrary to policies D.2, D.4, BH.2, BH.6 and S.7 of the Bath & North East Somerset Local Plan including minerals and waste policies - adopted October 2007

PLANS LIST:

External seating 442.1 E

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 active encouragement for pre-application dialogue the applicant did not seek to enter into correspondence with the Local Planning Authority. The proposal was considered unacceptable for the reasons given and the applicant was advised that the application was to be recommended for refusal. Despite this the applicant chose not to withdraw the application.

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| Item No: | 04 |
| Application No: | 14/04850/FUL |
| Site Location: | 40 Old Newbridge Hill, Newbridge, Bath, BA1 3LU |
| Ward: Newbridge | Parish: N/A LB Grade: N/A |
| Application Type: | Full Application |
| Proposal: | Remodelling and refurbishment of a 1960s detached property, including the provision of roof extensions (Resubmission of 14/01361/FUL). |
| Constraints: | Agric Land Class 3b,4,5, Article 4, Forest of Avon, Hotspring Protection, MOD Safeguarded Areas, World Heritage Site, |
| Applicant: | Mr Ben Simpson |
| Expiry Date: | 17th December 2014 |
| Case Officer: | Alice Barnes |

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 shall 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.

3 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:

As proposed - site plan P001-P3
As proposed - lower floors P002- P3
As proposed - upper floors P003 - P3
As proposed - elevations P101 - P3
As existing - lower ground and ground floor S101
As existing - first floor and roof plan S102
As proposed - elevations P102 - P3
As proposed - sections P103 - P3
As existing - east and west elevations S201

As existing - north and south elevations S202

As existing - sections S301

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. A positive view of the submitted proposals was taken by the development control committee and consent was granted.

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| Item No: | 06 | |
| Application No: | 14/05168/VAR | |
| Site Location: | Fosse Way School, Longfellow Road, Westfield, Radstock | |
| Ward: Westfield | Parish: Westfield | LB Grade: N/A |
| Application Type: | Application for Variation of Condition | |
| Proposal: | Variation of condition 4 attached to planning permission 13/05256/FUL (Provision of new building to accommodate Post 16 teaching area) | |
| Constraints: | Agric Land Class 3b,4,5, Coal - Standing Advice Area, Forest of Avon, Housing Development Boundary, | |
| Applicant: | Fosse Way School | |
| Expiry Date: | 2nd January 2015 | |
| Case Officer: | Tessa Hampden | |

DECISION

Subject to the Secretary of State not calling not in the planning application authorise the Group Manager to PERMIT subject to the following conditions

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| Item No: | 07 | |
| Application No: | 14/04783/FUL | |
| Site Location: | Nutgrove Farm, Hunstrete Lane, Compton Dando, Bristol | |
| Ward: Farmborough | Parish: Compton Dando | LB Grade: N/A |
| Application Type: | Full Application | |
| Proposal: | Erection of two storey side extension to form annexe ancillary to main dwelling. | |
| Constraints: | Airport Safeguarding Zones, Agric Land Class 1,2,3a, Coal - Standing Advice Area, Forest of Avon, Greenbelt, SSSI - Impact Risk Zones, | |
| Applicant: | Mr Jack Carpenter | |
| Expiry Date: | 15th December 2014 | |
| Case Officer: | Rae Mephram | |

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 The development hereby approved shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Nutgrove Farm, and shall not be occupied as an independent dwelling unit.

Reason: The use of the development hereby approved as an independent dwelling unit would require further consideration by the Local Planning Authority.

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 relates to:

- P01 BLOCK PLAN
- P05 PROPOSED FLOOR PLANS
- P06 PROPOSED ROOF PLAN AND PROPOSED SOUTH ELEVATION
- P07 PROPOSED EAST AND NORTH ELEVATION

all submitted 20th October 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.

Tree Preservation Order Item 08

Bath and North East Somerset Council (Midmar, Richmond Road, Beacon Hill, Bath No.304) Tree Preservation Order 2014

WITHDRAWN FROM AGENDA