

BATH AND NORTH EAST SOMERSET COUNCIL

Development Control Committee

Date

**OBSERVATIONS RECEIVED SINCE THE PREPARATION OF THE MAIN
AGENDA**

ITEM

ITEMS FOR PLANNING PERMISSION

Item No.	Application No.	Address
01	14/05811/EFUL	Former Cadbury Factory Cross Street, Keynsham

Further Consultation Response

Since the publication of the Committee Report a consultation response has been received from the GP Partner at St Augustine's Surgery who states: "I just wanted to let you know we as a Practice are broadly in support of Freeman's plans for the former Cadbury's buildings. They have offered us an area in one of the buildings, which I believe will require a change in planning permission for block C, from B1 to D1 in the future."

Officer Comment

Members are advised that the issue of accommodating a medical facility on the site is addressed in the main committee report. Should an application be received for change of use this will need to be considered on its merits at that time.

Environmental Statement

Habitat surveys of the site, including the former factory buildings A B and C, were undertaken in April 2012 as part of the EIA for the wider Somerdale development. This included the presence and potential for bat roosts. The surveys did not indicate any summer bat roosts were likely to be present within the factory buildings and therefore no impacts to bat roosts were anticipated by the demolition or change of use of these buildings at that time. Notwithstanding the findings of the surveys the ES recommended that an update survey work be undertaken prior to any demolition work to confirm the current presence / absence of any bat roosts. This is secured through the approved Construction Environmental Management Plan and associated Ecological Mitigation and Enhancement Strategy.

At the time of determination of the planning application for the wider Somerdale site it was considered that the development offered good scope to provide mitigation for the loss of identified roosts (within trees to the north of the factory buildings) with trees and woodland along the river margins and within the south-east corner of the site being retained and continuing to offer

potential roosting opportunities for bats. Overall it was considered that the temporary loss of any roosting locations would not permanently affect the viability or conservation status of bats and therefore the magnitude of effect would be low and the likely effect would be of minor adverse significance. Whilst the risk of bats having moved into the factory buildings is considered to be low, should any bat roosting sites be confirmed through further survey work then an appropriate package of mitigation will need to be developed and a European Protected Species (EPS) licence from Natural England will be required to permit the works.

The applicants are aware of the requirement to undertake further surveys however should Committee resolve to grant planning permission for the proposed development it is recommended that an Informative is added to highlight this.

Planning Obligations

Recommendation A should include reference to a planning obligation to define the extra care flats within Building B as Class C2 by reference to the age/condition of the person, the care package and access to communal facilities.

Conditions

Minor amendments are proposed to Conditions to reflect the fact that details have been submitted or conditions discharged in respect of the proposed development of the site proposed as a care home under the 2014 planning permission for the site. Should Committee resolve to grant planning permission for the proposed development Officers seek delegated authority to make these minor amendments.

Plans List

4492 PL02, PL04, PL05, PL06, PL07, PL08, PL09, PL10, PL11, PL12, PL13, PL14, PL 15, PL16, PL17 REV.A, PL18 REV.A, PL19 REV.A, PL20 REV.A, PL21, PL22, PL23 REV.A, PL24, PL25, PL26 Rev.A, PL 27, PL28, PL29, PL30, PL31, PL32, PL33, PL34; 20930 – 02 REV.A, 03 REV.A, 10; APP1 1, PA22 2, PA34 1, PA34 2, PA44 2, PE41 1 PT36 2, PT361, SA31 2

Item No.	Application No.	Address
02	14/02426/FUL	The Poplars To Be Demolished Bath Road Farmborough Bath

Details of location and proposal and Relevant History:

The Poplars To Be Demolished, Bath Road, Farmborough, Bath,

CONSULTATIONS AND REPRESENTATIONS:

Affordable Housing: With the clarification received 26th February 2015, Housing Enabling and Development Team have no objection to the proposal. Our approval is subject to this being reflected in the new S106. .

Recommendation:

As per the officer report.

Plans List:

This decision relates to drawing nos TP.LS.004 REV.F, 667:S:10, 667:S:11, 667:1:000, 667:S:001, 667:2:101, 667:2:001, 667:2:002, 667:2:003, 667:2:004, 667:2:005, 667:2:006, 667:2:007, 667:2:008, 667:2:009, 667:2:010, 667:2:011, 667:2:012, 667:2:013, 667:2:020, 667:2:021, 667:2:022, 667:2:023, 667:2:030, 667:2:031, 667:2:032, 667:2:033, 667:2:111 (only with regard to bat mitigation), 13894 – SCK002 Rev D, 3894-SKC003 Rev B, 13894-SKC004 Rev C, 2101.

Item No.	Application No.	Address
09	14/03989/FUL	Sunnyside Whistley Lane West Harptree Bristol BS40 6HD

Correction to report

Since the publishing of the main agenda, a typographical error has been noted within the report for this item. The sentence within the last paragraph of “Character and appearance” on page 84 that currently reads:

“The access itself is considered to cause harm to the character or appearance of the immediate area, nor the adjacent Conservation Area.”

Should be amended to read:

“The access itself is **not** considered to cause harm to the character or appearance of the immediate area, nor the adjacent Conservation Area.”