

BATH AND NORTH EAST SOMERSET COUNCIL
DEVELOPMENT CONTROL COMMITTEE

11th March 2015

DECISIONS

Item No:	01	
Application No:	14/05811/EFUL	
Site Location:	Former Cadbury Factory, Cross Street, Keynsham,	
Ward: Keynsham North	Parish: Keynsham Town Council	LB Grade: N/A
Application Type:	Full Application with an EIA attached	
Proposal:	Full planning permission for the partial demolition, change of use and extension of Building B to a 135 unit care home use (C2, the partial demolition, extension and use of Block C for employment use (B1) alongside the erection of 30 dwellings (open market and affordable) at the site of a previously approved care home including the use of existing basements for car parking (Buildings B and C), associated surface level parking, access roads, landscaping and associated infrastructure. Works altering planning approval 13/01780/EOUT as approved on 19th February 2014.	
Constraints:	Agric Land Class 3b,4,5, Coal - Standing Advice Area, Forest of Avon, General Development Site, SSSI - Impact Risk Zones,	
Applicant:	Freeman Retirement Living And Taylor Wimpey UK Limited	
Expiry Date:	21st April 2015	
Case Officer:	Gwilym Jones	

DECISION

Delegate to PERMIT subject to an agreement under Section 106 of the Town and Country Planning Act 1990. Conditions to be amended

Item No:	02	
Application No:	14/02426/FUL	
Site Location:	The Poplars To Be Demolished, Bath Road, Farmborough, Bath	
Ward: Farmborough	Parish: Farmborough	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of 12no. one and two storey dwellings (including 4no. affordable housing) and construction of vehicular and pedestrian access following demolition of existing bungalow.	
Constraints:	Agric Land Class 1,2,3a, Coal - Standing Advice Area, Forest of Avon, Housing Development Boundary, Tree Preservation Order,	
Applicant:	Bath & Southwest Developments Limited	
Expiry Date:	31st March 2015	
Case Officer:	Rachel Tadman	

DECISION REFUSE

1 The proposed development, by reason of its unsatisfactory layout, design, size and prominent location, would have a significant detrimental impact on the rural character and appearance of this part of Farmborough and furthermore would have an adverse impact on the residential amenity of both existing neighbouring occupiers and the future occupiers of the development. This is contrary to saved Policies D2 and D4 of the Bath and North East Local Plan, including minerals and waste policies, adopted October 2007, Policy CP6 and RA2 of the Bath & North East Somerset Core Strategy (July 2014) and Paragraph 56 of the National Planning Policy Framework.

PLANS LIST:

This decision relates to drawing nos:

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)

667:SK:00, 667:SK:01, 667:SK:02, 667:SK:03, 667:SK:04, 667:SK:05, 667:SK:06, 667:SK:07, 667:SK:08, 667:SK:09, 667:SK:10, 667:SK:11,

TP.LS.004 REV.F

13894- SKC001 Rev C, 13894-SCK002 Rev D, 13894-SCK003 Rev B, 13894-SCK004 Rev C, 13894-SCK005 Rev B, 2101.

13894-C030 C, 13894-C005B, 13894-C006 B, 13984-C010 A, 13894-C019 A

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. Whilst the Case Officer recommended approval, Members of the Development Control Committee took an adverse view and decided to refuse the application.

Item No:	03
Application No:	14/02756/FUL
Site Location:	Land Opposite 199 Bailbrook Lane, Bailbrook Lane, Lower Swainswick, Bath
Ward: Lambridge	Parish: N/A LB Grade: N/A

Application Type:	Full Application
Proposal:	Erection of two detached dwellings with retained open space
Constraints:	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,
Applicant:	Charlcombe Homes Ltd
Expiry Date:	26th August 2014
Case Officer:	Tessa Hampden

DECISION Delegate to PERMIT subject to an agreement under Section 106 of the Town and Country Planning Act 1990.

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 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.

3 No development shall commence until a management plan for the land illustrated as 'Meadow' has been submitted to and approved in writing by the Local Planning Authority. The land shall be maintained in accordance with this in perpetuity.

Reason: To safeguard the appearance of the area.

4 No development shall commence until a sample panel of all external walling materials to be used has been erected on site, approved in writing by the Local Planning Authority, and kept on site for reference until the development is completed.

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

5 No development shall commence until a management plan for the grass roofs has been submitted to and approved in writing. The development shall be maintained in accordance with this in perpetuity.

Reason: To safeguard the appearance of the area.

6 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 extension, external alteration or enlargement of the dwelling(s) or other buildings hereby approved shall be carried out unless a further planning permission has been granted by the Local Planning Authority.

Reason: Any further extensions require detailed consideration by the Local Planning Authority to safeguard the amenities of the surrounding area.

7 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 fences, gates, walls or other means of enclosure shall be erected or placed within the curtilage of any dwellinghouse forward of any wall of that dwellinghouse which fronts onto a highway without a further planning permission being granted.

Reason: In the interests of the visual amenity and character of the area.

8 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 garages or other free standing buildings shall be erected within the curtilage of the dwelling(s) hereby approved, other than those expressly authorised by this permission, unless a further planning permission has been granted by the Local Planning Authority.

Reason: The introduction of further curtilage buildings requires detailed consideration by the Local Planning Authority to safeguard the appearance of the development and the amenities of the surrounding area.

9 No works or deliveries required to implement this development shall take place outside the hours of 0800 - 1800

Reason: To safeguard the amenity of nearby occupiers.

10 The areas allocated for parking and turning on the submitted plan shall be kept clear of obstruction and shall not be used other than for the parking and turning of vehicles in connection with the development hereby permitted

Reason: In the interests of amenity and highway safety.

11 The means of access up to the individual private drives and the pull-in area adjoining Bailbrook Lane shall be properly bound and compacted (not loose stone or gravel) in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority. The driveways hereby permitted shall not be occupied until their respective drive and common access have been bound and compacted in accordance with the approved details.

Reason: In the interests of highway safety

12 Before the dwellings hereby permitted are first occupied or brought into use the area between the nearside carriageway edge and lines drawn between a point 2.4m back from the carriageway edge along the centre line of the access and points on the carriageway edge 25m from and on both sides of the centre line of the access shall be cleared of obstruction to visibility at and above a height of 600mm above the nearside carriageway level and thereafter maintained free of obstruction at all times.

Reason: In the interests of highway safety

13 The development hereby permitted shall not be occupied or the use hereby permitted commence until details of surface water drainage provision for the access drive (so as to mitigate adequately runoff of surface water on to the highway) have been submitted to and approved in writing by the Local Planning Authority and the approved drainage details fully implemented.

Reason: In the interests of highway safety

14 No development shall commence until details of the diversion of the watercourse culvert/pipe have been first submitted to and approved in writing by the Local Planning Authority and the approved diversion fully implemented.

Reason: to safeguard the natural watercourse and natural environment

15 No development shall take place until a Detailed Arboricultural Method Statement with revised Tree Protection Plan which can be scaled from has been submitted to and approved in writing by the Local Planning Authority and details within that implemented as appropriate. The final method statement shall incorporate supervision and monitoring details by an Arboricultural Consultant and provision of site visit records and certificates of completion where any work will impinge on the root protection areas of any retained trees on or off site. The statement should also include the control of potentially harmful operations such as regrading, the storage, handling and mixing of materials on site, burning, location of site office, service run locations including soakaway locations and movement of people and machinery.

Reason: To ensure that trees to be retained on site and any off site trees are not adversely affected by the development proposals

16 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.

17 The development shall not be commenced until a foul and surface water drainage strategy is submitted and approved in writing by the local Planning Authority. The drainage

scheme shall be completed in accordance with the approved details prior to the occupation of the permitted dwellings

Reason: To ensure that proper provision is made for sewerage of the site and that the development does not increase the risk of sewer flooding to downstream property.

18 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:

Plans:

02 Feb 2015 SHEET 5 A DESIGN CONSTRAINTS & CONCEPTS
02 Feb 2015 SHEET 6 B BLOCK PLAN AS PROPOSED
02 Feb 2015 SHEET 7 A SITE SECTIONS
02 Feb 2015 SHEET 8 B PROPOSED SITE LAYOUT Public
02 Feb 2015 SHEET 10 A HOUSE 1 ELEVATIONS
02 Feb 2015 SHEET 11 A HOUSE 2 FLOOR PLANS
02 Feb 2015 SHEET 12 A HOUSE 2 ELEVATIONS
02 Feb 2015 SHEET 4 A CONTEXT & BACKGROUND
02 Feb 2015 SHEET 9 A HOUSE 1 FLOOR PLANS
OS Extract 02 Feb 2015 LOCATION PLAN & DRAWING LIST
BackGround Papers 02 Feb 2015 DESIGN & ACCESS STATEMENT REV. A

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. For the reasons given, and expanded upon in a related case officer's report, a positive view of the submitted proposals was taken and planning 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, Lewis House, Manvers Street, Bath, BA1 1JG. Requests can be made using the 1APP standard form which is available from the Planning Portal at www.planningportal.gov.uk.

Application No:	14/04081/FUL
Site Location:	2 Hermitage Road, Lansdown, Bath, Bath And North East Somerset
Ward: Lansdown	Parish: N/A LB Grade: N/A
Application Type:	Full Application
Proposal:	Erection of 1no five bedroom dwelling following demolition of existing bungalow.
Constraints:	Agric Land Class 3b,4,5, Article 4, Conservation Area, Forest of Avon, Hotspring Protection, MOD Safeguarded Areas, SSSI - Impact Risk Zones, World Heritage Site,
Applicant:	Nitor Investments Ltd
Expiry Date:	19th November 2014
Case Officer:	Tessa Hampden

DECISION

Defer consideration to allow members to visit site to view surrounding context.

Item No:	05
Application No:	15/00100/FUL
Site Location:	Sawyers Mill , Hunstrete, Marksbury, Bristol
Ward: Farmborough	Parish: Marksbury LB Grade: N/A
Application Type:	Full Application
Proposal:	Erection of 2no five bed dwellings and detached garages following demolition of existing commercial buildings and subdivision of land.
Constraints:	Airport Safeguarding Zones, Agric Land Class 1,2,3a, Coal - Standing Advice Area, Forest of Avon, Greenbelt, Sites of Nature Conservation Interest, SSSI - Impact Risk Zones,
Applicant:	Mr Tim Warren
Expiry Date:	10th March 2015
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 Prior to the commencement of the development a drainage strategy, including details of surfaces water management, should be submitted to and approved in writing by the local planning authority. The development shall then be carried out in accordance with the details so approved.

Reason: To ensure the adequate provision of drainage infrastructure

4 A Desk Study and Site Reconnaissance (walkover) survey shall be undertaken to develop a conceptual site model and preliminary risk assessment of the site. The Desk Study shall be submitted to and approved in writing by the Local Planning Authority. Should the Desk Study identify the likely presence of contamination on the site, whether or not it originates on the site, then full characterisation (site investigation) shall be undertaken in accordance with a methodology which shall previously have been agreed in writing by the Local Planning Authority. Where remediation is necessary, it shall be undertaken in accordance with a remediation scheme which is subject to the approval in writing of the Local Planning Authority and a remediation validation report submitted for the approval of the Local Planning Authority.

Reason: In order to ensure that the land is suitable for the intended uses 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.

5 In the event that 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 uses 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.

6 The access shall be surfaced with a properly bound and compacted (not loose stone or gravel) material for a distance of 10m from Hunstrete Lane in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety

7 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:

Site location plan
Existing site location and layout plan 001
Proposed site layout plan and roof plans 002
Existing site sections 003
Proposed site sections 004
Plot 1 - House plans and elevations 005
Plot 2 - House plans and elevations 006

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.

Item No:	06	
Application No:	14/04418/REM	
Site Location:	Cheriton Cottage, Springfield, Peasedown St. John, Bath	
Ward: Peasedown St John	Parish: Peasedown St John	LB
Grade:	N/A	
Application Type:	Removal of conditions	
Proposal:	Removal of condition 2 of application 13/04071/FUL to use garage parking space as ancillary accommodation. (Erection of a dwelling and double garage in garden of Cheriton Cottage (Revised resubmission))	
Constraints:	Agric Land Class 1,2,3a, Coal - Standing Advice Area, Forest of Avon, Housing Development Boundary, SSSI - Impact Risk Zones,	
Applicant:	Mr & Mrs Reginald & Janice Gore	
Expiry Date:	5th February 2015	
Case Officer:	Victoria Griffin	

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 The use of the garage shall be used as ancillary accommodation only to Cheriton Cottage and for no other use within the C3 use class. Reason: The site is not suitable for independent residential accommodation and to protect residential amenity

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:

This decision relates to the following plans / documents:

Drawing no's 01 - 04

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.

Informatives:

The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant). Your attention is drawn to The Coal Authority Policy in relation to new development and mine entries available at:

<https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. Further information is available on The Coal Authority website at:

Item No:	07	
Application No:	14/05807/FUL	
Site Location:	The Lodge, 1 London Road West, Lower Swainswick, Bath	
Ward: Lambridge	Parish: N/A	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of extension following removal of existing lean-to.	
Constraints:	Agric Land Class 3b,4,5, Conservation Area, Forest of Avon, Hotspring Protection, MOD Safeguarded Areas, SSSI - Impact Risk Zones, World Heritage Site,	
Applicant:	Mr P Tanner	
Expiry Date:	13th February 2015	
Case Officer:	Sasha Berezina	

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 Notwithstanding information contained within the submitted drawings, the roof of the extension hereby approved shall be finished in natural slate to match the existing building

reason: In interest of visual amenity and to protect the character and appearance of the conservation area.

3 No development shall commence until a sample panel of all external walling materials to be used has been erected on site, approved in writing by the Local Planning Authority, and kept on site for reference until the development is completed.

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

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 the following plans and documents:

OS Extract 19 Dec 2014 1003_P(0)01 SITE LOCATION PLAN
 Drawing 19 Dec 2014 1003_P(0)02 EXISTING BLOCK PLAN
 Drawing 19 Dec 2014 1003P(0)03 EXISTING FLOOR AND ROOF PLANS
 Drawing 19 Dec 2014 1003_P(0)04 EXISTING ELEVATIONS
 Drawing 19 Dec 2014 1003_P(0)05 PROPOSED BLOCK PLAN
 Drawing 19 Dec 2014 1003P(0)06 PROPOSED FLOOR AND ROOF PLAN
 Drawing 19 Dec 2014 1003_P(0)07 PROPOSED ELEVATIONS
 Drawing 19 Dec 2014 1003_P(0)08 PROPOSED SECTIONS

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 took a positive view of a positive view of the submitted proposals and consent was granted.

Item No:	08
Application No:	14/05342/FUL
Site Location:	Green Acres, Wick Lane, Stanton Wick, Bristol
Ward: Clutton	Parish: Stanton Drew LB Grade: N/A
Application Type:	Full Application
Proposal:	Conversion of recreational building to dwelling (Renewal of application 04/01778/FUL).
Constraints:	Airport Safeguarding Zones, Agric Land Class 3b,4,5, Coal - Standing Advice Area, Forest of Avon, Greenbelt, SSSI - Impact Risk Zones,
Applicant:	Mrs P A Bond
Expiry Date:	2nd February 2015
Case Officer:	Rae Mephram

DECISION Delegate to 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 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:

Location plan, Proposed conversion (EGB/02) and Block and roof plan (EGB/03), all received 20th November 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. The planning committee took a positive view of the submitted proposals and consent was granted.

Item No:	09	
Application No:	14/03989/FUL	
Site Location:	Sunnyside, Whistley Lane, West Harptree, Bristol	
Ward: Mendip	Parish: West Harptree	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Proposed new vehicular access.	
Constraints:	Airport Safeguarding Zones, Agric Land Class 1,2,3a, Area of Outstanding Natural Beauty, Conservation Area, Housing Development Boundary, SSSI - Impact Risk Zones, Water Source Areas,	
Applicant:	On Behalf Of The Executors Of J H BATH	
Expiry Date:	21st November 2014	
Case Officer:	Rae Mepham	

DECISION REFUSE

1 The proposal would cause significant harm to the rural character of the immediate area, would be detrimental to the character and appearance of the adjacent Conservation Area, and would adversely affect the natural beauty of the Area of Outstanding Natural Beauty, contrary to saved policies D.2, D.4, BH.6 and NE.2 of the Bath and North East Somerset Local Plan 2007.

2 Insufficient information has been submitted in regards to ecological mitigation, and have the potential to adversely affect protected species within the site, contrary to saved policies NE.10 and NE.11 of the Bath and North East Somerset Local Plan 2007.

PLANS LIST:

This decision relates to:

001 REV C - COMBINED EXISTING DRAWING AND SITE LOCATION PLAN

101 REV G - COMBINED PROPOSED DRAWING

102 REV B - CONSTRUCTION TRAFFIC MANAGEMENT PLAN

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. 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, and having regard to this the Local Planning Authority moved forward and issued its decision.

Item No:	10	
Application No:	14/05308/FUL	
Site Location:	Densley View, Bath Road, Tunley, Bath	
Ward: Bathavon West	Parish: Camerton	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of a first floor rear extension and loft conversion (Resubmission of 14/03470/FUL).	
Constraints:	Agric Land Class 1,2,3a, Coal - Standing Advice Area, Forest of Avon, Greenbelt, SSSI - Impact Risk Zones,	
Applicant:	Mr Symes	
Expiry Date:	14th January 2015	
Case Officer:	Rae Mepham	

DECISION Delegate to PERMIT with appropriate conditions on submission of drawings by applicant.