

BATH AND NORTH EAST SOMERSET COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE

13th January 2016

Site Visit Decision

Item No:	001	
Application No:	13/04822/EFUL	
Site Location:	Broad Mead, Broadmead Lane, Keynsham,	
Ward: Keynsham East	Parish: Keynsham Town Council	LB Grade: N/A
Application Type:	Full Application with an EIA attached	
Proposal:	Development of land off Broadmead Lane, Keynsham, for a marina which comprises: 326 berths and designed to accommodate a variety of craft sizes; a marina facilities building with 24-hour access to toilets, showers and laundry, together with day time access to a reception and chandlery; car parking for a maximum of 144 cars will be designed as a series of satellite car parks screened by suitable vegetation; and a tearoom and office included within the facilities building.	
Constraints:	Agric Land Class 1,2,3a, Agric Land Class 3b,4,5, Agric Land Class 3b,4,5, British Waterways Major and EIA, British Waterways Minor and Householders, Coal - Standing Advice Area, Flood Zone 2, Flood Zone 3, Forest of Avon, Greenbelt, Railway, Sites of Nature Conservation Interest,	
Applicant:	Enzygo Limited	
Expiry Date:	25th June 2014	
Case Officer:	Rachel Tadman	

DECISION REFUSE

1 The proposed development, due to a lack of information, would result in an unacceptable risk of harm to the ecology of the River Avon which is a designated Site of Nature Conservation Interest, and an unacceptable risk of harm to protected species including otter and bats, including bats of the Bath & Bradford on Avon Bats Special Area of Conservation (SAC) and habitats on which they may depend, which is contrary to Policy NE.9, NE.10, NE.11 and NE.15 of the Bath and North East Local Plan, including minerals and waste policies, adopted October 2007, and Policy CP6 of the Bath & North East Somerset Core Strategy (2014) along with the policies of the National Planning Policy Framework.

2 The proposed development, due to a lack of information, has failed to demonstrate that the development would not have a unacceptable impact on existing trees and hedges, or provide acceptable mitigation or compensation measures, which is considered to be contrary to Policy CP7 of the Bath & North East Somerset Core Strategy (2014) and Policy NE.4 of the Bath and North East Local Plan, including minerals and waste policies, adopted October 2007.

3 The proposed development, due to the lack of safe pedestrian and cycle routes and being located some distance from the town centre, bus stops and local facilities, would result in a reliance on the private car and represent unsustainable development that is harmful to highway safety which is considered contrary to Policy T1 and T24 of the Bath and North East Local Plan, including minerals and waste policies, adopted October 2007 and the policies within the National Planning Policy Framework.

4 The development would result in the loss of agricultural land designated as Grade 3a as amongst the best and most versatile. In the absence of a justification for the loss of this land this is contrary to Paragraph 112 of the National Planning Policy Framework.

5 The proposed development is considered to represent inappropriate development within the Green Belt that would have a harmful impact on openness and would be contrary to the purposes of including land within it. In the absence of very special circumstances to outweigh this harm the proposal is contrary to Policy CP8 of the Bath & North East Somerset Core Strategy (2014) and the policies within the National Planning Policy Framework.

6 The proposed development, due to its size, design and location, would have a harmful impact on the rural character of the site and the surrounding landscape, and would have a harmful visual impact on the wider landscape particularly in medium and long range views of the site including those from the River Avon Trail, Monarchs Way and Bristol to Bath Cycle Path. It would also have a harmful visual impact on the Green Belt. This is considered to be contrary to Policies D4, NE.1 and GB.2 of the Bath and North East Local Plan, including minerals and waste policies, adopted October 2007 and Policy CP6 of the Bath & North East Somerset Core Strategy (2014).

7 The proposed development would have an unacceptable impact on landscape character and nature conservation interests and would have a detrimental impact on the character and amenity value of the area, potentially giving rise to light pollution, and has also failed to demonstrate that it cannot be located elsewhere. This would be contrary to Policy SR.5 and SR.11 of the Bath and North East Local Plan, including minerals and waste policies, adopted October 2007.

PLANS LIST:

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This decision relates to drawing nos 2089/006, 2089/007, 2098/008, 2089/009, 2089/010,

1.1

SK21225-007

2089/SCHEME E/001 Rev B, 2089/SCHEME E/002 Rev B, 2089/SCHEME E/003 Rev B, 2089/SCHEME E/004 Rev B, 2089/SCHEME E/005 Rev B, 2089/SCHEME E/011 Rev B, 2089/SCHEME E/014

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 Policy 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. In considering whether to prepare a further application the applicant's attention is drawn to the original discussion/negotiation.