

**BATH AND NORTH EAST SOMERSET COUNCIL**  
**DEVELOPMENT MANAGEMENT COMMITTEE**

**13th January 2016**

**Main Agenda Decisions**

<b>Item No:</b>	01	
<b>Application No:</b>	15/02162/EFUL	
<b>Site Location:</b>	Former Bath Press Premises, Lower Bristol Road, Westmoreland, Bath	
<b>Ward:</b> Westmoreland	<b>Parish:</b> N/A	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application with an EIA attached	
<b>Proposal:</b>	Demolition of existing buildings and redevelopment of the site to provide a residential-led mixed-use development comprising 244 dwellings (Use Class C3) and 1,485.2 square metres (GIA) flexible employment space (Use Class B1), basement car park, substation, associated landscaping and access.	
<b>Constraints:</b>	Agric Land Class 3b,4,5, Article 4, Flood Zone 2, Forest of Avon, HMO Stage 2 test required, Hotspring Protection, MOD Safeguarded Areas, SSSI - Impact Risk Zones, World Heritage Site,	
<b>Applicant:</b>	Spenhill Developments Limited	
<b>Expiry Date:</b>	25th January 2016	
<b>Case Officer:</b>	Andrew Ryall	

**DECISION** Delegate to PERMIT – subject to the receipt of further/revised information, the signing of a S106 Agreement and conditions.

<b>Item No:</b>	02	
<b>Application No:</b>	15/04215/RES	
<b>Site Location:</b>	Parcel 3300, Temple Inn Lane, Temple Cloud, Bristol	
<b>Ward:</b> Mendip	<b>Parish:</b> Cameley	<b>LB Grade:</b> N/A
<b>Application Type:</b>	PI Permission (ApprovalReserved Matters)	
<b>Proposal:</b>	Approval of reserved matters with regard to outline application 13/03562/OUT allowed on appeal on 19.08.2015 for 70 dwellings and associated roads, drainage, landscaping, open space, parking, layout, scale and appearance.	
<b>Constraints:</b>	Airport Safeguarding Zones, Agric Land Class 1,2,3a, Coal - Standing Advice Area, Forest of Avon, Greenfield site, Housing Development Boundary, Public Right of Way, SSSI - Impact Risk Zones, Tree Preservation Order,	

<b>Applicant:</b>	Barratt Homes Bristol
<b>Expiry Date:</b>	29th January 2016
<b>Case Officer:</b>	Chris Gomm

**DECISION**    **Deferred** pending further negotiations.

<b>Item No:</b>	03
<b>Application No:</b>	15/04391/FUL
<b>Site Location:</b>	Kings Cottage, Nempnett Street, Nempnett Thrubwell, Bristol
<b>Ward:</b> Chew Valley South	<b>Parish:</b> Nempnett Thrubwell <b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application
<b>Proposal:</b>	Change of use of a traditional stone barn and its curtilage to create a two bed holiday cottage with associated external works.
<b>Constraints:</b>	Airport Safeguarding Zones, Agric Land Class 3b,4,5, Forest of Avon, Greenbelt, SSSI - Impact Risk Zones, Water Source Areas,
<b>Applicant:</b>	Mr & Mrs Peter Hellier
<b>Expiry Date:</b>	15th January 2016
<b>Case Officer:</b>	Christine Moorfield

**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 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.

3 All work of making good of the stone walls shall be finished to match the existing stone walls 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.

4 The holiday accommodation shall not be occupied until space has been laid out within the site in accordance with the approved plan for the parking and turning of vehicles, and such area shall not thereafter be used for any purpose other than the parking and turning

of vehicles associated with the development, in accordance with the details of the approved drawings.

Reason: To ensure that sufficient provision is made for off-street parking and turning of vehicles in the interests of highway safety.

5 The development hereby approved shall not be occupied other than for purposes of holiday accommodation and shall not be let for more than ten months in any calendar year and shall not be let to the same person(s) for more than 28 days in any calendar year, or such other period as may be first approved in writing by the Local Planning Authority, in accordance with written records of letting and occupiers to be available for inspection by the Local Planning Authority if required.

Reason: The Local Planning Authority wish to control occupancy of the development in the interests of residential amenity.

6 The development hereby permitted shall be carried out in accordance with the submitted bat report and the mitigation and compensation measures contained therein. The scheme for the retention of the bats' roost and the retention of the bats' existing accesses, or the provision of alternative roost space and new accesses, as shown shall be carried out only in accordance with the approved Scheme or any amendment to the Scheme as approved in writing by the Local Planning Authority.

Reason: To safeguard bats and their roosts.

7 The proposed new extension to this barn shall not commence until detailed plans and sections at a scale of 1:10 1:20 have been submitted to and approved by the local planning authority which clearly indicate the construction details of the timber framed extension above the enclosed pen. 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.

**PLANS LIST:**

1259-15-001 rev D

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. Following consideration of the issues in relation to this scheme, a positive view of the submitted proposals was taken by the development management committee and officers were authorised to grant permission.