

BATH AND NORTH EAST SOMERSET COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE

10th February 2016

DECISIONS

ITEMS DEFERRED FROM 13th January 2016 COMMITTEE

Item No:	01	
Application No:	15/04215/RES	
Site Location:	Parcel 3300, Temple Inn Lane, Temple Cloud, Bristol	
Ward: Mendip	Parish: Cameley	LB Grade: N/A
Application Type:	PI Permission (Approval Reserved Matters)	
Proposal:	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.	
Constraints:	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,	
Applicant:	David Wilson Homes	
Expiry Date:	16th February 2016	
Case Officer:	Chris Gomm	

DECISION APPROVE

1 The first floor window in the north-west elevation of Plot 64 hereby approved shall be obscure glazed and if openable, top hung only; it shall remain as such thereafter.

Reason: To protect the privacy of occupiers of nearby dwellings.

2 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows, other than hereby approved, shall be installed above ground floor in Plots 64 and 70 hereby approved without the prior written permission of the local planning authority by means of a planning application made for that purpose.

Reason: To protect the privacy of nearby residential property.

3 No development or ground preparation shall take place until an Arboricultural Method Statement or Detailed Tree Protection Plan has been submitted to and approved in writing by the Local Planning Authority. The submissions shall incorporate supervision and

monitoring details by an Arboricultural Consultant and provision of site visit records and certificates of completion. The submissions shall also take into account the storage, handling and mixing of materials on site, burning, location of site office, service run locations including soakaway locations, provision of hard surfacing within root protection areas, landscaping operations and movement of people and machinery.

Reason: To ensure that trees and other landscape features to be retained are not adversely affected by the development proposals. A pre-commencement condition is necessary because initial ground works have the potential to have an adverse impact on trees.

4 No development or other operations shall take place except in complete accordance with the approved tree and landscape protection measures unless otherwise agreed in writing by the local planning authority. A signed certificate of compliance shall be provided by the appointed arboriculturalist to the local planning authority prior to first occupation of any dwelling.

Reason: To ensure that the approved tree protection measures are complied with for the duration of the development.

5 No reconstituted stone walling shall be constructed on site until such time that a sample panel of the proposed reconstituted stone showing the type of stone, size, coursing and pointing has been erected on site and that panel has been approved in writing by the local planning authority. The panel shall be retained on site for the duration of the construction phase and the development shall be undertaken strictly in accordance with it.

Reason: In the interests of visual amenity and for the avoidance of doubt as to the extent of the permission granted.

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

Reason: In the interests of amenity and highway safety.

7 There shall be no artificial lighting of the shared parking areas situated to the rear of Plots 11-15 and forward of Plots 23-26.

Reason: To ensure that these areas remain dark in order to minimise impact on ecological interests.

8 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.

9 Notwithstanding the details set out on the approved plans, details of the proposed Local Area of Play (LAP) shall be submitted to and approved in writing by the local planning authority prior to first occupation of the first dwelling hereby approved. The LAP shall be laid out in accordance with the details so approved.

Reason: For the avoidance of doubt as to the extent of the permission granted.

10 No new or additional external lighting shall be installed without full details of proposed lighting design being first submitted and approved in writing by the LPA; details to include lamp specifications, positions, numbers and heights; and details of all necessary measures to limit use of lights when not required and to prevent light spill onto vegetation and adjacent land; and to avoid harm to bat activity and other wildlife. The approved lighting design and predicted light spill limits shall be retained and operated as approved in perpetuity unless any further proposed changes to the lighting design are first submitted to and agreed in writing by the Local Planning Authority.

Reason: to avoid harm to bats and other wildlife

PLANS LIST:

The following plans are hereby approved:

House Type Booklet: 0529-HTB-ISSU
Topographical Survey Revision A
Planning Layout: 0529-102 E
Street Scene 0529-103 A
External Works Layout: 0529-104-1 C
External Work Layout: 0529-104-2 C
External Works Layout: 0529-104-3 B
Vehicle Tracking Layout: 0529-105-1 B
External Detailing: 0529-106 A
Adoption Plan: 0529-107 C
Materials Layout: 0529-108 B
Garages and Car Port: 0529-109-1 A
Garages and Car Port: 0529-109-2 A
Timber Cycle Sheds: 0529-110 A
Waste Collection and Storage Plan: 0529-111 B
Road and Sewer Long Sections: 0529-302-1
Road and Sewer Long Sections: 0529-302-2 A
Parking Matrix: 0529-ISSUE 2
Residential Lighting Layout: 15/ST LTG/TC/L01
Tree Protection Plan: D28 22 P4
Soft Landscape Proposals: GL0281 02E
Standard Gate: SD14-003
Brick Wall: SD14-004
Timber Fence: SD14-007
Country Style Railings: SD14-008
Close Board Timber Fence: SD14-015_1800
Location Plan: 0529-101 B
Grow Patches: GL0281 04 Rev A

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/revised proposals was taken and consent was granted.