

BATH AND NORTH EAST SOMERSET COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE

6th April 2016

DECISIONS

Item No:	01	
Application No:	15/04706/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:	Partial demolition, change of use and extension of Building A and B to create a Care Village consisting of a 93-bed Care Home, 136 Extra Care apartments (Use Class C2) and communal facilities. Partial demolition, change of use and extension of Building C to B1 Office on part ground and upper floors (10,139m ² GIA), and Class D1 GP Surgery/Medical Centre (833m ² GIA) and Class A1 Retail (150m ² GIA) on part ground floor. Associated surface car parking, the use of basements for car parking, cycle parking, landscaping and associated infrastructure. Proposals altering previous site wide planning approval 13/01780/EOUT as approved on 19th February 2014.	
Constraints:	Agric Land Class 3b,4,5, British Waterways Major and EIA, Coal - Standing Advice Area, Forest of Avon, Listed Building, Provisional Tree Preservation Order, SSSI - Impact Risk Zones,	
Applicant:	St. Monica Trust	
Expiry Date:	8th March 2016	
Case Officer:	Gwilym Jones	

DECISION Overturned - Delegate to PERMIT subject to S106 Agreement and appropriate conditions

Item No:	02	
Application No:	15/05841/FUL	
Site Location:	97 - 101 Walcot Street, Bath, BA1 5BW,	
Ward: Abbey	Parish: N/A	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Refurbishment of the existing warehouse and construction of new building for non-food retail, light workshop, training and office use following demolition of single storey canopy.	

Constraints:	Agric Land Class 3b,4,5, Article 4, Conservation Area, Forest of Avon, Hotspring Protection, Local Shops, MOD Safeguarded Areas, SSSI - Impact Risk Zones, World Heritage Site,
Applicant:	Mr Peter Heywood
Expiry Date:	8th April 2016
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 Prior to the commencement of the development, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority and shall include details of deliveries (including storage arrangements and timings) hours of operation, contractor parking, traffic management and any need for cranes for construction.

Reason: Details are required prior to the commencement of the development to ensure the safe operation of the highway and to ensure that the construction of the development does not cause disruption to the highway. To ensure that the development does not occur during anti-social hours in the interests of residential amenity.

3 No development shall take place within the site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The programme of archaeological work should provide a controlled watching brief during ground works on the site, with provision for excavation of any significant deposits or features encountered, and shall be carried out by a competent person(s) and completed in accordance with the approved written scheme of investigation.

Reason: The site is within an area of significant archaeological interest and the Council will wish to examine and record items of interest discovered.

4 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.

5 The proposed kitchen on the first floor of the property shown on plan 3089-231F shall not be used for the preparation of food for consumption outside of the premises.

Reason: Use of the kitchen for commercial purposes would require further consideration by the local planning authority.

6 The proposed development hereby permitted shall not operate outside the hours of 08:00 to 22:00 Monday to Friday, 08:00 to 20:00 Saturdays and 10:00 to 16:00 Sundays.

Reason: In the interests of residential amenity

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 3089-020 B
- Site plan existing 3089-050 B
- Existing ground floor plan 3089-100 B
- Existing first floor plan 101 B
- Existing roof plan 102
- Existing east elevation 3089-103 B
- Street elevation 3089-104 B
- Existing section A-A- 3089-105 B
- Existing section B-B 3089-106 B
- Existing section C-C 3089-107 B
- Proposed A-A section 3089-245 D
- Proposed B-B section 3089-246 B
- Proposed C-C section 3089-247 D
- Proposed ground floor plan 3089-230 F
- Proposed first floor plan 3089-231 F
- Proposed second floor plan 3089-232 F
- Proposed roof plan 3089-233 A
- Buildings area 3089-235 C
- Proposed east elevation 3089-240E
- Street elevation - proposed 3089-241 F
- Proposed D-D section 3089-248B

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 revised proposals was taken and consent was granted.

Item No:	03	
Application No:	15/05068/FUL	
Site Location:	Parcel 8545, Upper Bristol Road, Clutton, Bristol	
Ward: Clutton	Parish: Clutton	LB Grade: N/A

Application Type:	Full Application
Proposal:	Erection of single storey farmshop and cafe.
Constraints:	Airport Safeguarding Zones, Airport Safeguarding Zones, Agric Land Class 1,2,3a, Coal - Standing Advice Area, Forest of Avon, Greenbelt, Sites used as playing fields, Public Right of Way, Road Safeguarding Schemes, Site Of Special Scientific Interest (SI),
Applicant:	Mr Andrew Tucker
Expiry Date:	10th March 2016
Case Officer:	Rachel Tadman

Defer for site visit - to allow Members to understand the context of the site

Item No:	04
Application No:	15/05816/FUL
Site Location:	6 Hill Avenue, Combe Down, Bath, Bath And North East Somerset
Ward: Lyncombe	Parish: N/A LB Grade: N/A
Application Type:	Full Application
Proposal:	Erection of 1 no. detached dwelling, with proposed access from Quarry Close.
Constraints:	Agric Land Class 3b,4,5, Article 4, Forest of Avon, Hotspring Protection, MOD Safeguarded Areas, SSSI - Impact Risk Zones, Water Source Areas, World Heritage Site,
Applicant:	Ms Christine Tyler
Expiry Date:	13th April 2016
Case Officer:	Jessica Robinson

DECISION Overturned – Refused for reasons including overdevelopment and overlooking

Item No:	05
Application No:	16/00686/FUL
Site Location:	103 Hawthorn Grove, Combe Down, Bath, Bath And North East Somerset

Ward: Combe Down	Parish: N/A	LB Grade: N/A
Application Type: Full Application		
Proposal:	Change of use from 3 bed dwelling (use class C3) to 4 bed house of multiple occupation (HMO) (use class C4)	
Constraints:	Affordable Housing, Agric Land Class 3b,4,5, Article 4, Forest of Avon, Hotspring Protection, MOD Safeguarded Areas, SSSI - Impact Risk Zones, Water Source Areas, World Heritage Site,	
Applicant:	Mr Jehad Masoud	
Expiry Date:	11th April 2016	
Case Officer:	Corey Smith	

Defer for site visit – to allow Members to view the site

Item No:	06	
Application No:	16/00246/FUL	
Site Location:	4 Rivers Street Place, City Centre, Bath,	
Ward: Abbey	Parish: N/A	LB Grade: N/A
Application Type: Full Application		
Proposal:	Change of use from retail (Class use A1) to office (Class B1)	
Constraints:	Article 4, Article 4, Article 4, Conservation Area, Forest of Avon, Hotspring Protection, Local Shops, MOD Safeguarded Areas, SSSI - Impact Risk Zones, World Heritage Site,	
Applicant:	Mr & Mrs M Service	
Expiry Date:	15th March 2016	
Case Officer:	Nikki Honan	

DECISION Overturned - 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:

EXISTING FIRST FLOOR PLAN; EXISTING GROUND FLOOR PLAN; PROPOSED FIRST FLOOR PLAN; PROPOSED GROUND FLOOR PLAN; SITE PLAN - 19 Jan 2016

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 application was discussed by Members at committee and a positive view of the submitted/revised proposals was taken and planning permission was granted.

Item No:	07	
Application No:	16/00078/FUL	
Site Location:	285 Kelston Road, Newbridge, Bath, Bath And North East Somerset	
Ward: Newbridge	Parish: N/A	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of single storey dwelling house on land formerly used as nursery (Resubmission)	
Constraints:	Agric Land Class 1,2,3a, Area of Outstanding Natural Beauty, Article 4, British Waterways Major and EIA, Greenbelt, Hotspring Protection, MOD Safeguarded Areas, SSSI - Impact Risk Zones, World Heritage Site,	
Applicant:	Mr David Paradise	
Expiry Date:	4th March 2016	
Case Officer:	Alice Barnes	

Defer for site visit - to allow Members to view the site

Item No:	08	
Application No:	15/05808/FUL	
Site Location:	Land Between Spion Kop And Avon Lea, Mead Lane, Saltford,	
Ward: Saltford	Parish: Saltford	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of 1 no. dwelling with associated works	
Constraints:	Agric Land Class 1,2,3a, British Waterways Minor and Householders, Forest of Avon, Greenbelt, MOD Safeguarded Areas, SSSI - Impact Risk Zones,	
Applicant:	Mr Peter Hall	

Expiry Date:	8th April 2016
Case Officer:	Alice Barnes

DECISION REFUSE

1 The proposed development is located within the Green Belt and outside of the housing development boundary of Saltford. The development would introduce a new built form into an open green space which occupies a hillside position within the open countryside. It is inappropriate development which is harmful to openness and is therefore contrary to policies HG.10 and GB.2 of the Bath & North East Somerset Local Plan including minerals and waste policies - adopted October 2007 Policy RA1 and CP8 of the Core Strategy and paragraphs 80 and 89 of the National Planning Policy Framework adopted March 2012

PLANS LIST:

Existing site location plan 01A
Existing site plan 02A
Existing sections 04
Proposed site location plan 10A
Proposed site plan 11A
Proposed plan ground floor 12
Proposed first floor plan 13
Proposed roof plan 14
Proposed elevations 15
Proposed elevations 16
Proposed sections 17
Proposed section
Proposed new dwelling section A-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 Policy 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 choose 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.

Item No:	09	
Application No:	15/05792/FUL	
Site Location:	Manor Farm, Chewton Road, Chewton Keynsham, Keynsham	
Ward: Keynsham South	Parish: Keynsham Town Council	LB Grade: N/A
Application Type:	Full Application	

Proposal:	Erection of rural worker's dwelling ancillary to equestrian use and additional stabling
Constraints:	Airport Safeguarding Zones, Agric Land Class 1,2,3a, Forest of Avon, Greenbelt, SSSI - Impact Risk Zones,
Applicant:	Mr Fred Matthews
Expiry Date:	8th April 2016
Case Officer:	Emma Watts

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 Prior to works for the approved dwelling commencing on site, a sample of the stone and slate to be used in its construction shall be submitted to, and approved in writing by, the Local Planning Authority.

Reason: In the interests of the appearance of the development and the surrounding area. This condition must be dealt with prior to commencement in order to ensure that inappropriate materials are not used in the construction of this building.

3 Subject to Condition 2, all other materials to be used in the development hereby approved shall be as set out on the approved plans.

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

4 No building hereby approved shall be occupied or otherwise used for any purpose until a properly bound and compacted turning space for vehicles has been constructed within the site in accordance with details which shall have been submitted to and approved by the Local Planning Authority. Such turning space shall be kept clear of obstruction at all times.

Reason: In the interests of the highway safety.

5 No building hereby approved shall be occupied or otherwise used for any purpose until the driveway between the edge of the carriageway and the gates has been properly consolidated and surfaced (not loose stone or gravel) 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.

6 No building hereby approved shall be occupied or otherwise used for any purpose until the parking area shown on approved plan. 2629/102 REV B has been surfaced in accordance with details which shall first have been submitted to and approved in writing by the Local Planning Authority. This parking area shall be retained permanently and shall

not be used at any time other than for the parking of vehicles in connection with the development hereby permitted.

Reason: In the interests of highway safety.

7 The dwelling hereby approved shall not be occupied until construction of the stables hereby approved has been completed.

Reason: In order to ensure the continued justification for a new dwelling in this rural Green Belt location.

8 The dwelling hereby approved shall not be occupied at any time other than by an equestrian worker and his/her family and dependents in association with the equestrian enterprise at the application site and shall not be occupied as an independent dwelling unit.

Reason: In order to ensure the continued justification for a new dwelling in this rural Green Belt location.

9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (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.

10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (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.

11 The stables hereby permitted shall be used solely for the purposes set out in the submitted Design and Access Statement and shall not be used for any events such as competitions, horse shows, eventing, gymkhanas etc.

Reason: In the interests of highway safety.

12 The development hereby permitted shall be carried out only in accordance with the mitigation measures described in section 4 of the approved Bat and Barn Owl Survey Report by CSM Ecology dated February 2016.

Reason: to provide appropriate ecological protection and mitigation.

13 No new external lighting shall be installed without full details of proposed lighting design being first submitted to and approved in writing by the Local Planning Authority. Details shall 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.

Reason: to avoid harm to bats and other wildlife.

14 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 information: 2629/002, 2629/100, Design and Access Statement and Evaluation of Proposal in Relation to National and Local Policy HG10 received 23/12/2015, 2629/101 Revision A and 2629/105 received 05/01/2016, Accounts and Business Plan received 25/01/2016, letter from Mr Matthews to Robert Fox dated 01/02/2016, Bat and Barn Owl Survey Report received 10/02/2016, 2629/104 Revision A, 2629/102 Revision B and email from agent received 02/03/2016.

The applicant is advised to carry out any development using flood resilient construction methods and to raise floor levels above existing levels where possible.

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.

Item No:	10
Application No:	15/05775/FUL
Site Location:	7 Henrietta Villas, Bathwick, Bath, Bath And North East Somerset
Ward: Abbey	Parish: N/A LB Grade: N/A
Application Type:	Full Application
Proposal:	Change of use from 2no dwellings to one dwelling, demolition of rear extension, internal alterations and insertion of new roof lights.
Constraints:	Agric Land Class 3b,4,5, Article 4, Article 4, Article 4, Conservation Area, Flood Zone 2, Flood Zone 3, Forest of Avon, Hotspring Protection, Listed Building, MOD Safeguarded Areas, SSSI - Impact Risk Zones, World Heritage Site,
Applicant:	Touchdown Developments Ltd.
Expiry Date:	2nd March 2016
Case Officer:	Corey Smith

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 external stonework to be used shall be in bath ashlar to match the host dwelling in respect of type, size, colour, pointing, coursing, jointing, profile and texture.

Reason: To safeguard the character and appearance of the Listed Building and the Conservation Area.

3 The proposed new light well window is to match the host dwellings existing front elevation windows in respect of material, size, colour and profile.

Reason: To safeguard the character and appearance of the Listed Building and the Conservation Area.

4 The rear elevation roof lights hereby approved shall be a conservation style opening unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the character and appearance of the Listed Building and Conservation Area.

5 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 Drawing No.s 5689-2015-01, 5689-2015-02, 5689-2015-03, 5689-2015-05, 5689-2015-07, 5689-2015-08 and 5689-2015-09 received on the 22nd December 2015 and revised Drawing No.s 5689-2015-04B, 5689-2015-06, 5689-2015-10, 5689-2015-11 received on the 23rd February 2016.

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 Policy Framework. For the reasons given, and expanded upon in the delegated report, a positive view of the submitted proposals was taken and planning permission was granted.

Item No:	10
Application No:	15/05776/LBA
Site Location:	7 Henrietta Villas, Bathwick, Bath, Bath And North East Somerset
Ward: Abbey	Parish: N/A LB Grade: N/A
Application Type:	Listed Building Consent (Alts/exts)
Proposal:	Internal and external alterations to change the use to one dwelling, demolition of rear extension, internal alterations and insertion of new roof lights.
Constraints:	Agric Land Class 3b,4,5, Article 4, Article 4, Article 4, Conservation Area, Flood Zone 2, Flood Zone 3, Forest of Avon, Hotspring Protection, Listed Building, MOD Safeguarded Areas, SSSI - Impact Risk Zones, World Heritage Site,
Applicant:	Touchdown Developments Ltd.
Expiry Date:	23rd February 2016
Case Officer:	Corey Smith

DECISION CONSENT

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 external stonework to be used shall be in bath ashlar to match the host dwelling in respect of type, size, colour, pointing, coursing, jointing, profile and texture.

Reason: To safeguard the character and appearance of the Listed Building and the Conservation Area.

3 The proposed new light well window is to match the host dwellings existing front elevation windows in respect of material, size, colour and profile.

Reason: To safeguard the character and appearance of the Listed Building and the Conservation Area.

4 The rear elevation roof lights hereby approved shall be a conservation style opening unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the character and appearance of the Listed Building and Conservation Area.

5 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 Drawing No.s 5689-2015-01, 5689-2015-02, 5689-2015-03, 5689-2015-05, 5689-2015-07, 5689-2015-08 and 5689-2015-09 received on the 22nd December 2015 and revised Drawing No.s 5689-2015-04B, 5689-2015-06, 5689-2015-10, 5689-2015-11 received on the 23rd February 2016.

REASONS FOR GRANTING LISTED BUILDING CONSENT:

The decision to grant consent subject to conditions has been made in accordance with S. 16 of the Planning (Listed Buildings and Conservation Areas) Act to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Furthermore, the decision has had regard to the requirement under S. 72 of the Act to pay special attention to the preservation or enhancement of the character of the surrounding Conservation Area. The decision has taken into account the policies contained within Planning Policy Statement 5, Planning for the Historic Environment, and in light of views of third parties. The Council considers that the proposals because of their location, design, detailing and use of materials, will preserve the building, and its features of special architectural or historic interest, and will preserve or enhance the character and appearance of the Conservation Area and World Heritage Site.

Item No:	11	
Application No:	15/05116/FUL	
Site Location:	Unit 33, Fourth Avenue, Westfield, Radstock	
Ward: Westfield	Parish: Westfield	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Extension of garage yard for extra storage space (Retrospective)	
Constraints:	Affordable Housing, Agric Land Class 3b,4,5, Coal - Standing Advice Area, Core Business Area, Forest of Avon, SSSI - Impact Risk Zones,	
Applicant:	Fourth Avenue Autos	
Expiry Date:	30th March 2016	
Case Officer:	Nicola Little	

DECISION PERMIT

1 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 drawing 15/1044/01 dated 20th January 2016

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 and for the reasons given, and expanded upon in the related case officer's report, a positive view of the submitted proposals was taken and permission was granted.

Item No:	12	
Application No:	15/03367/FUL	
Site Location:	Development Site, Hazel Terrace, Westfield, Midsomer Norton	
Ward: Westfield	Parish: Westfield	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of 1no 3 bedroom dwelling and 6no. 2 bedroom flats on land at Hazel Terrace	
Constraints:	Agric Land Class 3b,4,5, Coal - Standing Advice Area, Core Business Area, Forest of Avon, Sites with Planning Permission, Housing Development Boundary, SSSI - Impact Risk Zones,	
Applicant:	Flower And Hayes Ltd	
Expiry Date:	22nd December 2015	
Case Officer:	Tessa Hampden	

DECISION Delegate to PERMIT pending S106 Agreement

Item No:	13	
Application No:	16/00504/FUL	
Site Location:	Sawyers Mill , Hunstrete, Marksbury, Bristol	
Ward: Farmborough	Parish: Marksbury	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of barn with stabling and creation of 20m x 40m outdoor riding arena.	
Constraints:	Affordable Housing, Airport Safeguarding Zones, Agric Land Class 1,2,3a, Coal - Standing Advice Area, Forest of Avon, Greenbelt, LLFA - Flood Risk Management, Public Right of Way, Sites of Nature Conservation Interest, SSSI - Impact Risk Zones,	
Applicant:	Mr T Warren	
Expiry Date:	1st April 2016	

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 The permitted barn and stables shall only be used by those horses resident on the site and shall not be used for any events such as competitions, events, gymkhanas.

Reason: In the interests of highway safety.

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:

Site location plan
Existing site plan 001
Proposed site plan 002
Proposed barn plans 003
Proposed arena plan 005
Proposed arena elevations and sections 006
Proposed elevations 004 rev 1

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:	14	
Application No:	16/01147/LBA	
Site Location:	Green Park Station, Green Park Road, City Centre, Bath	
Ward: Kingsmead	Parish: N/A	LB Grade: II
Application Type:	Listed Building Consent (Alts/exts)	
Proposal:	Internal alterations to attach metal plate to interior wall	
Constraints:	Affordable Housing, Agric Land Class 3b,4,5, Air Quality Management Area, Article 4, Bath Enterprise Area, British Waterways Major and EIA, Conservation Area, Flood Zone 2, Forest of Avon, Sites with Planning Permission, Hotspring Protection, Listed Building, LLFA -	

Flood Risk Management, River Avon and Kennet & Avon Canal, SSSI
- Impact Risk Zones, World Heritage Site,

Applicant: Cllr Neil Butters

Expiry Date: 4th May 2016

Case Officer: Laura Batham

DECISION Delegate to PERMIT