

DEVELOPMENT MANAGEMENT COMMITTEE

Minutes of the Meeting held

Wednesday, 6th April, 2016, 2.00 pm

Bath and North East Somerset Councillors: Rob Appleyard, Jasper Becker, Paul Crossley, Matthew Davies, Sally Davis (Chair), Eleanor Jackson, Les Kew, Bryan Organ, Caroline Roberts and David Veale

124 EMERGENCY EVACUATION PROCEDURE

The Democratic Services Officer read out the procedure.

125 ELECTION OF VICE CHAIRMAN (IF DESIRED)

A Vice Chairman was not required.

126 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

There were no apologies.

127 DECLARATIONS OF INTEREST

Councillor Paul Crossley declared a personal, non-pecuniary interest regarding the planning application for 97 – 101 Walcot Street, Bath (Item 2, Report 9) as he had previously worked with the Genesis Trust during his time as Leader of the Council and was currently involved in their fundraising appeal. Therefore he would withdraw from the Committee when this application was considered.

Councillor Caroline Roberts declared a personal, non-pecuniary interest regarding the planning application for 285 Kelston Road, Newbridge, Bath (Item 7, Report 9) as she is a friend of the applicant and therefore she would withdraw from the Committee when this application was considered.

Councillor Les Kew declared a personal, non-pecuniary interest regarding the planning application for Manor Farm, Chewton Road, Keynsham (Item 9, Report 9) as he knew the applicant and therefore he would withdraw from the Committee when this application was considered.

Councillor Bryan Organ declared a personal, non-pecuniary interest regarding the planning application for Manor Farm, Chewton Road, Keynsham (Item 9, Report 9) as he knew the applicant and therefore he would withdraw from the Committee when this application was considered.

128 TO ANNOUNCE ANY URGENT BUSINESS AGREED BY THE CHAIR

The Chair announced an amendment to the running order and that planning application number 5 (103 Hawthorn Grove, Bath) would be the first application to be debated.

129 ITEMS FROM THE PUBLIC - TO RECEIVE DEPUTATIONS, STATEMENTS, PETITIONS OR QUESTIONS

The Democratic Services Officer informed the meeting that there were a number of people wishing to make statements on planning applications and that they would be able to do so when reaching their respective items in Report 9.

130 ITEMS FROM COUNCILLORS AND CO-OPTED MEMBERS

There were none.

131 MINUTES: 9TH MARCH 2016

The Minutes of the previous meeting held on Wednesday 9th March 2016 were approved as a correct record and signed by the Chair.

132 MAIN PLANS LIST - APPLICATIONS FOR PLANNING PERMISSION ETC FOR DETERMINATION BY THE COMMITTEE

The Committee considered

- The report of the Group Manager – Development Management on various planning applications
- An Update Report by the Group Manager on the applications at, Manor Farm, Chewton Road and Green Park Station, Green Park Road, a copy of which is attached as *Appendix 1* to these Minutes
- Oral statements by members of the public etc. on the applications at Former Cadbury site, Keynsham, 97-101 Walcot Street, Bath, Parcel 8545, Upper Bristol Road, Clutton, 6 Hill Avenue, Combe Down, 103 Hawthorn Grove, Combe Down, 4 Rivers Street Place, Bath, 285 Kelston Road, Bath, Land between Spion Kop and Avon Lea, Saltford, Manor Farm, Chewton, Keynsham, Sawyers Mill, Marksbury and Green Park Station, the Speakers List being attached as *Appendix 2* to these Minutes.

RESOLVED that, in accordance with their delegated powers, the applications be determined as set out in the Decisions List attached as *Appendix 3* to these Minutes.

Item No: 05

Application No: 16/00686/FUL

Site Location: 103 Hawthorn Grove, Combe Down, Bath – Change of use from 3 bed dwelling (use class C3) to 4 bed house of multiple occupation (HMO) (use class C4).

The Case Officer reported on this application and his recommendation for permission.

The public speakers made their statements against and in favour of the proposals which was followed by a statement by the Ward Councillor Cherry Beath.

Councillor Les Kew moved that the application be deferred for a site visit to allow Members to view the site. Councillor Matthew Davies seconded the motion. The motion was put to the vote. Voting: 6 in favour and 1 against with 3 abstentions.

Item No: 01

Application No: 15/04706/EFUL

**Site Location: Former Cadbury Factory, Cross Street, Keynsham – 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 (10,139m² GIA), and Class D1 GP Surgery/Medical Centre (833m² GIA) and Class A1 Retail (150m² 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.**

The Case Officer reported on this application and his recommendation for refusal.

A public speaker made a statement in favour of the application.

Members asked questions for clarification to which the Case Officer responded.

Councillor Bryan Organ said that he knew the site well and felt that the application would improve the whole of the area concerned. He moved that the officer's recommendation be overturned and that the application be approved. Councillor Paul Crossley seconded the motion.

The Chair stated that if Members were minded to agree with this proposal it would need to be delegated to officers to permit subject to S106 Agreement and appropriate conditions. The mover and seconder agreed.

Councillor Paul Crossley said that the offer from the applicant of 8 units on the site for the Local Authority to use was very welcome. He added that the buildings were important to the area, but not yet listed by heritage. He stated that the application would enhance the whole scheme as it looks to provide terraced gardens, café, restaurant, leisure facilities, school, all of which will lead to employment opportunities for the area.

Councillor Eleanor Jackson said that it had the potential to be a fine building.

Councillor Les Kew commented that he supported the motion to permit as it would provide a balanced elevation to the site.

The motion was put to the vote and was carried unanimously.

Item No: 02

Application No: 15/05841/FUL

Site Location: 97 - 101 Walcot Street, Bath – 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.

The Case Officer reported on this application and her recommendation for permission. She informed the Committee that 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.

The public speakers made their statements against and in favour of the proposals which was followed by statements by the Ward Councillors Peter Turner and Jonathan Carr.

Councillor Rob Appleyard said that the site was tired and in need of attention. He moved the officer recommendation to permit. The motion was seconded by Councillor Eleanor Jackson.

The motion was put to the vote and was carried unanimously (9). Councillor Paul Crossley had removed himself from debating this application.

Item No: 03

Application No: 15/05068/FUL

Site Location: Parcel 8545, Upper Bristol Road, Clutton, Bristol – Erection of single storey farmshop and cafe.

The Case Officer reported on this application and her recommendation for refusal.

The public speakers made their statements against and in favour of the proposals which was followed by statements by the Ward Councillor Karen Warrington and Councillor Liz Richardson.

Councillor Eleanor Jackson moved that the application be deferred for a site visit to allow Members to understand the context of the site. Councillor David Veale seconded the motion. Voting: 9 in favour and 1 against.

Item No: 04

Application No: 15/05816/FUL

Site Location: 6 Hill Avenue, Combe Down, Bath – Erection of 1 no. detached dwelling, with proposed access from Quarry Close.

The Case Officer reported on this application and her recommendation for permission.

The public speakers made their statements against and in favour of the proposals which was followed by statements by the Ward Councillors Mark Shelford and Michael Norton.

Councillor Paul Crossley moved that the officer's recommendation be overturned and that the application be refused. He said that the cul-de-sac has a small road entrance and that in his opinion the application was unacceptable for the current residents on the grounds of over development, loss of amenities and the vernacular of the proposed dwelling. He added that the fact that the existing dwellings sit within the World Heritage Site and the proposed development would be on the site of a Roman coffin burial should also be taken into account.

Councillor Bryan Organ seconded the motion. Voting: 9 in favour and 1 against.

Item No: 06

Application No: 16/00246/FUL

Site Location: 4 Rivers Street Place, City Centre, Bath – Change of use from retail (Class use A1) to office (Class B1)

The Case Officer reported on this application and her recommendation for refusal.

A public speaker made a statement in favour of the application which was followed by a statement by the Ward Councillor Peter Turner.

Members asked questions for clarification to which the Case Officer responded.

Councillor Paul Crossley moved that the officer's recommendation be overturned and that the application be permitted. He said that he thought the site had been advertised appropriately and that a mixture of premises already existed in the area. Councillor Les Kew seconded the motion.

The motion was put to the vote and was carried unanimously.

Item No: 07

Application No: 16/00078/FUL

Site Location: 285 Kelston Road, Newbridge, Bath – Erection of single storey dwelling house on land formerly used as nursery (Resubmission)

The Case Officer reported on this application and her recommendation for refusal.

A public speaker made a statement in favour of the application.

Members asked questions for clarification to which the Case Officer responded.

Councillor Eleanor Jackson commented that as the site is within the Green Belt exceptional circumstances would be needed to allow permission.

Councillor Les Kew moved that the application be deferred for a site visit to allow Members to view the site. Councillor Rob Appleyard seconded the motion. Voting: 6 in favour and 3 against (9). Councillor Caroline Roberts had removed herself from debating this application.

Item No: 08

Application No: 15/05808/FUL

Site Location: Land Between Spion Kop And Avon Lea, Mead Lane, Saltford – Erection of 1 no. dwelling with associated works

The Case Officer reported on this application and her recommendation for refusal.

The public speakers made their statements against and in favour of the proposals which was followed by a statement by the Ward Councillor Emma Dixon.

Councillor Eleanor Jackson stated the proposed development is located within the Green Belt and outside of the housing development boundary of Saltford. She moved the officer recommendation to refuse. Councillor Les Kew seconded the motion. Voting: 8 in favour, 1 against and 1 abstention.

Item No: 09

Application No: 15/05792/FUL

Site Location: Manor Farm, Chewton Road, Keynsham – Erection of rural worker's dwelling ancillary to equestrian use and additional stabling

The Case Officer reported on this application and her recommendation for permission. She stated the dwelling would not be occupied until construction of the stables had been completed. She added that the stables if 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.

The public speakers made their statements against and in favour of the proposals.

Councillor Eleanor Jackson moved the officer recommendation to permit. She said the building would improve the area and that the observation of horses was essential. Councillor Matthew Davies seconded the motion.

Voting: 6 in favour, 1 against and 1 abstention (8). Councillors Kew and Organ had removed themselves from debating this application.

(Note: After this decision at 5.25pm, the Committee adjourned for 20 minutes for a comfort break and refreshments)

Item No: 10a

Application No: 15/05775/FUL

Site Location: 7 Henrietta Villas, Bathwick, Bath – Change of use from 2no dwellings to one dwelling, demolition of rear extension, internal alterations and insertion of new roof lights.

The Case Officer reported on this application and his recommendation for permission.

Councillor Eleanor Jackson moved the officer recommendation to permit. Councillor Les Kew seconded the motion. The motion was put to the vote and was carried unanimously.

Item No: 10b

Application No: 15/05776/LBA

Site Location: 7 Henrietta Villas, Bathwick, Bath – Internal and external alterations to change the use to one dwelling, demolition of rear extension, internal alterations and insertion of new roof lights.

The Case Officer reported on this application and his recommendation for consent.

Councillor Rob Appleyard moved the officer recommendation for consent. Councillor Matthew Davies seconded the motion. The motion was put to the vote and was carried unanimously.

Item No: 11

Application No: 15/05116/FUL

Site Location: Unit 33, Fourth Avenue, Westfield, Radstock - Extension of garage yard for extra storage space (Retrospective)

The Case Officer reported on this application and her recommendation for permission.

Councillor Eleanor Jackson said that she would welcome landscaping conditions to form part of the application as she felt that the site should be screened.

Members asked questions for clarification to which the Case Officer responded.

Councillor Rob Appleyard moved the officer recommendation to permit. Councillor Les Kew seconded the motion. Voting: 8 in favour and 2 abstentions.

Item No: 12

Application No: 15/03367/FUL

Site Location: Development Site, Hazel Terrace, Westfield, Midsomer Norton – Erection of 1no 3 bedroom dwelling and 6no. 2 bedroom flats on land at Hazel Terrace

The Case Officer reported on this application and her recommendation to delegate to permit pending a S106 Agreement.

Councillor Eleanor Jackson said that the Parish Council had objected to the application regarding over development of the site and lack of information, specifically the lack of an ecology report and a contamination report. She added that

there were also access concerns raised by residents and that they would also appreciate further connectivity of the whole site.

Councillor Rob Appleyard commented that he felt this application was a natural progression within the area. He moved the officer recommendation to delegate to permit pending a S106 Agreement. Councillor Les Kew seconded the motion. Voting: 9 in favour and 1 against.

Item No: 13

Application No: 16/00504/FUL

Site Location: Sawyers Mill , Hunstrete, Marksbury, Bristol – Erection of barn with stabling and creation of 20m x 40m outdoor riding arena.

The Case Officer reported on this application and her recommendation for permission.

A public speaker made a statement in favour of the application.

The Chair moved the officer recommendation to permit. Councillor Rob Appleyard seconded the motion. The motion was put to the vote and was carried unanimously.

Item No: 14

Application No: 16/01147/LBA

Site Location: Green Park Station, Green Park Road, City Centre, Bath – Internal alterations to attach metal plate to interior wall

The Case Officer reported on this application and her recommendation for consent.

Councillor Neil Butters made a statement in favour of the application.

Councillor Paul Crossley moved the officer recommendation for consent. Councillor Eleanor Jackson seconded the motion. The motion was put to the vote and was carried unanimously.

133 NEW PLANNING APPEALS LODGED, DECISIONS RECEIVED AND DATES OF FORTHCOMING HEARINGS/INQUIRIES

The Group Manager – Development Management submitted a report on Planning Appeals.

The Committee noted the report.

The meeting ended at 6.30 pm

Chair(person)

Date Confirmed and Signed

Prepared by Democratic Services