

BATH AND NORTH EAST SOMERSET COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE

4th May 2016

SITE VISIT DECISIONS

Item No:	001	
Application No:	15/03485/FUL	
Site Location:	Kingswood Preparatory School, College Road, Lansdown, Bath	
Ward: Lansdown	Parish: N/A	LB Grade: IISTAR
Application Type:	Full Application	
Proposal:	Erection of new school building to accommodate prep school accommodation, new pre-prep and nursery, and multi use games area and associated infrastructure and landscaping.	
Constraints:	Agric Land Class 3b,4,5, Article 4, Conservation Area, Forest of Avon, Greenbelt, Hotspring Protection, MOD Safeguarded Areas, SSSI - Impact Risk Zones, World Heritage Site,	
Applicant:	Kingswood School	
Expiry Date:	6th May 2016	
Case Officer:	Suzanne D'Arcy	

Withdrawn from Agenda

Item No:	002	
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	

DECISION REFUSE

1 The proposed development, by reason of the provision of a new building, its size and relationship with existing buildings along the Upper Bristol Road and its location within an agricultural field on open farmland separated from the limits of the main settlement by the Upper Bristol Road/A37 is not considered to represent an appropriately located small scale local shop and would have an adverse impact on the viability of the existing shops within Clutton village itself. The development is contrary to Policy S.9 and ET.8 of the Bath & North East Somerset Local Plan including minerals & waste policies adopted 2007.

2 The proposed development, by reason of the proposed change of use of the agricultural field to retail, the size and design of the building, provision of the car park and service areas and the presence of significant views of the site from the adjacent Green Belt, public viewpoints and adjacent public footpath, would lead to a significant and unacceptable detrimental impact on the existing rural landscape character and appearance of the site itself, as well as the street scene of Upper Bristol Road and would have a significant harmful impact on views of the site from the adjacent Green Belt as well as public viewpoints. This is contrary to Policies GB.2, D.4, NE.1 of the Bath & North East Somerset Local Plan including minerals & waste policies adopted 2007.

PLANS LIST:

PLANS LIST:

This decision relates to drawing nos 3928 (08)010 Rev C, 3928 (08)011 Rev C, 3928 (08)020 Rev D, 3928 (08)021 Rev B, 3928 (08)022 Rev B, 3928 (08)030 Rev C, 3928 (08)001

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 the 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.

Item No:	003		
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

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 existing parking areas and garage 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 order to retain an appropriate level of parking on-site.

3 Prior to the occupation of the development hereby permitted the proposed parking area for three cars shall be laid out within the site in accordance with plans that shall be submitted to and approved by the local planning authority.

Reason: In the interests of highway safety.

4 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 drawings entitled 'Floor Plans' and 'Site Location Plan' received on the 15th February 2016, and the 'Proposed Floor Plans' received on the 18th February 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. 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:	004	
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	

DECISION REFUSE

1 The proposed development is located within the Green Belt and outside of the built up area of Bath where the principle of development is not accepted. The development will introduce a new built form into an open green space which occupies a hillside position within the open countryside. The development will conflict with the purposes of including land within the green belt and is harmful to the openness of the surrounding green belt. The development will encroach onto the open green hillside which is characteristic of Baths World Heritage Site. No very special circumstances exist to outweigh the harm cause by the development. It is therefore contrary to polices HG.10 and GB.2 of the Bath & North East Somerset Local Plan including minerals and waste policies - adopted October 2007 Policy B1, B4 and CP8 of the Core Strategy and paragraphs 80 and 89 of the National Planning Policy Framework adopted March 2012

2 The proposed dwelling by reasons of its siting, scale and design will result in harm to the rural character of the surrounding Area of Outstanding Natural Beauty. The development is therefore contrary to polices D.2, D.4 and NE.2 of the Bath & North East Somerset Local Plan including minerals and waste policies - adopted October 2007 and policy B4 of the Core Strategy

PLANS LIST:

Site location plan
Land ownership
Topographical survey
Block plan
Proposed elevations
Proposed layout plan

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:	005	
Application No:	16/00061/FUL	
Site Location:	Little Dene, Greyfield Road, High Littleton, Bristol	
Ward: High Littleton	Parish: High Littleton	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of first floor extension to bungalow with attic accommodation and erection of a front porch (amended description)	
Constraints:	Airport Safeguarding Zones, Coal - Standing Advice Area, Forest of Avon, Housing Development Boundary, SSSI - Impact Risk Zones, Tree Preservation Order,	
Applicant:	Mr & Mrs King	
Expiry Date:	6th May 2016	
Case Officer:	Kate Whitfield	

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 No development shall take place until a Detailed Arboricultural Method Statement with Tree Protection Plan following the recommendations contained within BS 5837:2012 has been submitted to and approved in writing by the Local Planning Authority and details within the approved document implemented as appropriate. The final method statement shall incorporate a provisional programme of works; supervision and monitoring details by an Arboricultural Consultant and provision of site visit records and certificates of completion to the local planning authority. The statement should also include the control of potentially harmful operations such as the storage, handling and mixing of materials on site, burning, location of site office and movement of people and machinery.

Reason: To ensure that the protected trees are not adversely affected by the development.

3 No development or other operations shall take place except in complete accordance with the approved Arboricultural Method Statement. A signed certificate of compliance shall be provided by the appointed arboriculturalist to the local planning authority on completion of the works.

Reason: To ensure that the approved method statement is complied with for the duration of the development.

4 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 enlargement of the dwelling house consisting of an addition or alteration to its roof shall be carried out unless a further planning permission has been granted by the Local Planning Authority.

Reason: Any further roof extensions require detailed consideration by the Local Planning Authority to safeguard the amenities of the surrounding area.

5 The windows within the eastern and western side elevations of the extension hereby approved shall be permanently fixed except for a top opening light and glazed with obscure glass, and shall thereafter be retained. No further windows or other openings shall be formed in that elevation.

Reason: To preserve the amenity and privacy of neighbouring properties.

6 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:

Location Plan, drawing number E378-L-01 dated 7 January 2016

Existing Plans & Elevations, drawing number E378-PL-100 dated 7 January 2016

Proposed Plans, drawing number E378-PL-101 A dated 1 March 2016

Proposed Elevations & Section, drawing number E378-PL-102 A dated 1 March 2016

Proposed Site Block Plan, drawing number E378-PL-105 A dated 1 March 2016

ADVICE NOTE:

Where a request is made to a Local Planning Authority for written confirmation of compliance with a condition or conditions attached to a planning permission or where a request to discharge conditions is submitted a fee shall be paid to that authority. Details of the fee can be found on the "what happens after permission" pages of the Council's Website. Please send your requests to the Registration Team, Planning Services, Lewis House, Manvers Street, Bath, BA1 1JG. Requests can be made using the 1APP standard form which is available from the Planning Portal at www.planningportal.gov.uk.

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.