

## DEVELOPMENT MANAGEMENT COMMITTEE

### Minutes of the Meeting held

Wednesday, 4th May, 2016, 2.00 pm

Councillor Rob Appleyard	- Bath & North East Somerset Council
Councillor Jasper Martin Becker	- Bath & North East Somerset Council
Councillor Paul Crossley	- Bath & North East Somerset Council
Councillor Matthew Davies	- Bath & North East Somerset Council
Councillor Sally Davis	- Bath & North East Somerset Council
Councillor Eleanor Jackson	- Bath & North East Somerset Council
Councillor Les Kew	- Bath & North East Somerset Council
Councillor Bryan Organ	- Bath & North East Somerset Council
Councillor Caroline Roberts	- Bath & North East Somerset Council
Councillor David Veale	- Bath & North East Somerset Council

#### 143 EMERGENCY EVACUATION PROCEDURE

The Democratic Services Officer read out the procedure.

#### 135 ELECTION OF VICE CHAIRMAN (IF DESIRED)

**RESOLVED** that a Vice-Chair was not required on this occasion.

#### 136 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

There were none.

#### 137 DECLARATIONS OF INTEREST

Councillor Veale declared a non-pecuniary interest in application number 2 of agenda item 9 because he was a resident and parish councillor of Clutton. He would withdraw from the meeting when the application was considered.

Councillor Roberts declared a non-pecuniary interest in item number 4 of agenda item 9 as she knew the applicant. She would withdraw from the meeting when the application was considered.

#### 138 TO ANNOUNCE ANY URGENT BUSINESS AGREED BY THE CHAIRMAN

There was none.

#### 139 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

140 **ITEMS FROM COUNCILLORS AND CO-OPTED MEMBERS**

There were none.

141 **MINUTES: 6TH APRIL 2016**

These were approved as a correct record, subject to one amendment:

page 11, final paragraph, third line: “but not yet listed by heritage” to be amended to “but not yet listed as heritage”.

142 **SITE VISIT 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
- Oral statements by members of the public etc. on the applications at Parcel 8545, Upper Bristol Road, Clutton, 103 Hawthorn Grove, Combe Down, and Little Dene, Greyfield Road, High Littleton, 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: 01**

**Application No: 15/03485/FUL**

**Site Location: Kingswood Preparatory School, College Road, Lansdown, Bath - 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.**

The Chair announced that this item had been withdrawn from the agenda. The Group Manager – Development Manager explained that this was because further evidence had been received the previous week which might impact on the report and the recommendation. Officers would need time to consider this further information. The application would be brought to a future meeting of the Committee.

**Item No: 02**

**Application No: 15/05068/FUL**

**Site Location: Parcel 8545, Upper Bristol Road, Clutton, Bristol, Bath And North East - erection of single storey farmshop and cafe.**

Councillor Veale left the meeting in accordance with his declaration of interest.

The Case Officer reported on this application and her recommendation to refuse. She drew Members' attention to the removal from the revised report of the reference to loss of agricultural land. The application, however, was contrary to policy ET8.

The registered speakers made statements for and against the application.

Members asked questions for clarification to which the Case Officer responded. The Case Officer clarified that the site was agricultural land.

Councillor Jackson moved the Officer's recommendation to refuse the application. She felt that the building was too large and in the wrong place and there was no direct relationship between the building and either of the two farms, other than that their produce might be sold from the proposed shop. The motion to refuse was seconded by Councillor Kew who said that while he was sympathetic to the aim of improving amenity for residents, the detail of what was proposed had to be considered. He believed that it would be inappropriate development in the countryside because of the size and character of the building.

Councillor Crossley said that the proposal complied with the Clutton Neighbourhood Plan, which had been produced after considerable effort and local involvement. It therefore complied with the Core Strategy. He thought the proposal was quite an imaginative one. He did not think that there would be significant impact on the openness of the Green Belt, as the site was open, with fields all round. What was proposed was not a large rank of shops, but just a couple of isolated shops. The proposal would add to the amenity of local residents. He would therefore vote against the motion to refuse.

Councillor Appleyard agreed with Councillor Crossley. In his view it was the views of the local community that should tip the balance. He would therefore also vote against the motion to refuse.

Councillor Kew pointed out that the site was situated adjacent to the A37, which was a very dangerous road on which there had been five fatal accidents in the past five years. There was no shortage of meeting places in the village: there was the church, the church hall and pub, for example.

The Group Manager – Development Management advised the Committee on the weight to be attached to the various relevant plans and policies. In the view of officers there was no confusion between them. The Neighbourhood Plan was a relatively new high-level policy, but policies S9 and ET.8 and ET.9 gave detailed guidance on the location and size of shops. Officers felt that the scale and location of the proposed building was not appropriate and that the potential level of the activity at the site could also be inappropriate in a rural setting.

The motion was put and it was **RESOLVED** to refuse the application by 6 votes in favour and 3 against.

**Item No: 03**

**Application No: 16/00686/FUL**

**Site Location: 103 Hawthorn Grove, Combe Down - 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 the application and her recommendation to permit.

The registered speakers made statements for and against the application.

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

Councillor Jackson moved to permit the application, with an additional condition to keep the garage in use for car parking. She said that the site was a corner plot with quite a lot of ground around it.

Councillor Kew said that he was happy to second the motion to permit.

Councillor Crossley said that the World Heritage status of Bath was an overwhelming reason to refuse the application. He was also concerned about a potential fall in Council Tax receipts as more and more houses were subdivided into multiple units occupied by students.

Councillor Jackson responded that there were no historic buildings in the area where the application site was located.

Councillor Appleyard said that he agreed with Councillor Crossley and would vote against the motion.

The motion was put, and it was **RESOLVED** to permit the application with 7 votes in favour, 2 against and 1 abstention.

**Item No: 04**

**Application No; 16/00078/FUL**

**285 Kelston Road, Newbridge, Bath - erection of single storey dwelling house on land formerly used as nursery (Resubmission)**

Councillor Roberts withdrew from the meeting in accordance with her declaration of interest.

The Case Officer reported on the application and her recommendation to refuse.

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

Councillor Jackson said that she was sure the site was brownfield, as there was concrete and rubble in the middle of it. The land had previously been occupied by a permanent structure. The Group Manager – Development Manager responded that it was the view of officers that it was a greenfield site. The definition of previously-developed land is land that is or was occupied by a permanent structure, but excludes land occupied by agricultural buildings and also excludes land previously occupied by permanent buildings where the remains of those buildings blend or merge into the landscape. His understanding was that a nursery building occupied the site and a nursery building is an agricultural building, so even if the building remained, it could not be considered a previously-developed site.

Councillor Organ moved the Officer's recommendation to refuse. He said he would

be prepared to refuse solely on the basis of the building's design, which he described as "appalling". Just across the road was a pleasant building, which was the original access to the previous house, which enhances the Green Belt.

The motion to refuse was seconded by Councillor Becker.

Councillor Crossley felt that the proposed development was infill and that the site was brownfield. The site was surrounded by trees, so the proposal would not detract from the openness of the Green Belt. He would therefore vote against the motion to refuse.

Councillor Kew said that he thought this was an ideal site for infill, but he was unable to accept the current design.

The Group Manager – Development said that in one sense this might be thought to be a previously-developed site, but in terms of national planning policy it was not. He advised Members to note that the site was in the Green Belt, so new-built housing was not permissible on the site. It was also outside the housing boundary.

The motion was put, and the application was refused by 5 votes in favour and 4 against.

Item No: 05

Application No: 16/00061/FUL

Site Location: Little Dene, Greyfield Road, High Littleton - erection of first floor extension of bungalow with attic accommodation and erection of a front porch (amended description)

The Case Officer reported on the application and her recommendation to permit.

The registered speakers spoke for and against the application.

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

Councillor Organ moved the officer's recommendation to permit. He said that features of the design to which the Parish Council and Members had previously objected had been rectified. The dormer windows had been removed, the height of the garage had been reduced and the overall height of the building had not been greatly increased.

Councillor Appleyard seconded the motion to permit.

Councillor Crossley said this was a small bungalow. He did not think that the extra height would have a significant impact on the neighbours.

The motion was put, and it was **RESOLVED** to permit the application by 8 votes in favour, 1 vote against with 1 abstention.

144 **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 by the Group Manager – Development Management, attached as *Appendix 1* 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 4* to these Minutes.

**Item No: 01**

**16/01108/FUL**

**Site Location: Sunday Cottage, access road to Paglinch Farm, Shoscombe - external alterations to existing conservatory, filling door opening (North elevation), insertion of roof lights and alterations to garden studio**

The Case Officer reported on the application and her recommendation to permit.

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

Councillor Crossley moved the Officer's recommendation to permit. Councillor Kew seconded this.

The motion was put and it was **RESOLVED** to permit the application by 10 votes for and 0 against.

**Item: 02**

**16/01112/LBA**

**Site Location: Sunday Cottage, access road to Paglinch Farm, Shoscombe, Bath - external alterations to the existing conservatory, filling existing door opening with recessed rubble stone (north elevation), widening of kitchen door and insertion of roof lights at Sunday Cottage. Minor alterations to approved windows and doors at the Garden Studio**

The Case Officer reported on the application and her recommendation to grant Listed Building Consent.

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

Councillor Crossley moved the Officer's recommendation to permit. Councillor Kew seconded this.

The motion was put and it was **RESOLVED** to permit the application by 10 votes for

and 0 against.

144 **TREE PRESERVATION ORDER**

The Case Officer reported on the making of the provisional Tree Preservation Order and her recommendation to the Committee to confirm it.

The registered speaker made a statement in support of the Order.

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

It was moved by Councillor Crossley and seconded by Councillor Kew to confirm the Order. The motion was put to the vote, and it was **RESOLVED** with 9 votes in favour and 1 against to confirm the Tree Preservation Order entitled Bath and North East Somerset Council (Bondene, 25 Highmead Gardens, Bishop Sutton No.4) Tree Preservation Order 2016 without modification.

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

Councillor Crossley was pleased to note that the Council had won nearly every appeal, and in some cases had been awarded costs. Councillor Jackson said that the results were excellent, and reflected well on the judgement of officers.

**RESOLVED** to note the report.

146 **QUARTERLY PERFORMANCE REPORT JAN-MAR 2016**

The Group Manager – Development Management summarised the report.

Councillor Organ congratulated Development Management for being finalists in RTPI National Awards for the second year running and for being shortlisted for the South West RTPI awards for the Octagon scheme.

**RESOLVED** to note the report.

The meeting ended at 4.08 pm

Chair .....

Date Confirmed and Signed .....

**Prepared by Democratic Services**

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**BATH AND NORTH EAST SOMERSET COUNCIL**

**Development Management Committee**

**Date 4<sup>th</sup> May 2016**

**OBSERVATIONS RECEIVED SINCE THE PREPARATION OF THE MAIN  
AGENDA**

**ITEMS FOR PLANNING PERMISSION**

**ITEM**

**Item No. 02 Application: No. 16/01112/LBA Address: Sunday Cottage**

The listed building report 16/01112/LBA refers to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, but the property is not in a conservation area. This reference has been included in error.

**Tree Preservation Order: Bath and North East Somerset Council ( Bondene, 25 Highmead Gardens, Bishop Sutton No.4) Tree Preservation Order 2016**

Further representations have been received from 6 local residents in support of the confirmation of the Tree Preservation Order. A summary of the reasons for supporting the Tree Preservation Order are listed below;

1. The trees are considered to provide a visual amenity for Bishop Sutton residents.
2. The trees provide a significant landmark and contribute towards the local landscape and character.
3. The trees contribute towards the health and well being of local residents who enjoy their visual contribution and the wildlife which they support. The trees are considered to provide a foraging route for bats from Chew Valley Lake to Burlledge Hill.
4. A decline in established trees within the village has been observed and concerns have been raised that the trees may be removed if the Tree Preservation Order is not made permanent and that this could facilitate a subsequent planning application.
5. The loss of the trees was one of the reasons provided by Sutton Stowey Parish Council for not supporting the withdrawn planning application.

Two households also wished for their responses, as provided, to be made available to Committee and these have been included as an appendix to this report.

## **Appendix**

### **Tree Preservation Order: Bath and North East Somerset Council ( Bondene, 25 Highmead Gardens, Bishop Sutton No.4) Tree Preservation Order 2016**

Comments from Mr King:

My property overlooks the rear garden of 25 Highmead Gardens and since the return of the owner from France, I have noted that he has acquired a chain saw and tree shredder and has spent days removing many tree saplings and bushes within the property boundary. I feel sure that unless the order is made permanent, the included trees within the order will either be removed or butchered, with the intent of ensuring that no further protection order can be applied for in the future.

They represent a true amenity to the people of Bishop Sutton, a real bonus to wildlife in the Chew Valley and deserve to be preserved for villagers in the future.

Letter from Mr and Mrs Keel:

As requested, I am writing to notify BANES of my comments regards to the three mature trees (2 Beech, 1 Acer) at Bondene 25 Highmead Gardens, Bishop Sutton following the recent 6 month temporary Tree Preservation Order placed on these three mature trees by BANES. Due to a planning application recently submitted by the occupant, a Mr.Burke at Bondene, 25 Highmead Gardens and then withdrawn, these three trees would have been felled. I believe these very healthy mature trees have a high amenity value to the surrounding area within the village and are a major landmark to the surrounding properties also providing enjoyment to the local villagers.

I have also found evidence that these trees offer an important contribution to the environment, creating a varied, interesting and attractive landscape to the surrounding properties and the village community walking up Church lane also. The area where the trees exist is a well known flood risk and removal of these trees would create an even higher risk of flooding.

In our opinion the three trees help to define the character of the surrounding properties including our property (No.26) which is directly next door, creating an ambience and a sense of place in Church lane and also within Highmead Gardens. These three trees provide wildlife habitat and contribute to the general health and well being of people living close by.

We have witnessed the following wildlife living in the area of these trees over recent years

- Bats – during the summer months are very active here on an evening
- Badgers – during the winter months, they also visit our garden to feed during the winter
- Numerous species of wild birds
- Hedgehogs and slow worms

These three trees due to their high visibility provide an area of screening to all the local surrounding housing also. As stated, they are important to nature

conservation in the immediate area and removal would threaten this due to their high visibility and also impacting on future climate change.

For these reasons, the Tree Preservation Order that has been temporarily imposed to protect the three selected trees, if removed, is likely to have a significant impact on the local environment and its enjoyment by the public and villagers.

I sincerely hope this TPO becomes permanent due to the reasons I have detailed in this letter? Please note I also have aerial video footage I have recently taken supporting my reasoning within this letter.

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**BATH AND NORTH EAST SOMERSET COUNCIL**

**MEMBERS OF THE PUBLIC ETC WISHING TO MAKE A STATEMENT AT THE MEETING OF THE DEVELOPMENT MANAGEMENT COMMITTEE ON WEDNESDAY 4<sup>TH</sup> MAY 2016**

<b>A. SITE VISIT LIST</b>			
<b>ITEM NO.</b>	<b>SITE NAME</b>	<b>SPEAKER</b>	<b>FOR/AGAINST</b>
2.	Parcel 8545, Clutton	Rosemary Naish	Chair, Clutton PC
		David Morrison	Against
		Andrew Robinson	For
		Cllr Karen Warrington	Ward Councillor
3.	103 Hawthorn Grove, Bath	David Stubbs	Against
		Tom Rocke	For
5.	Little Dene, High Littleton	Robert Hale	Against
		Christopher Dance	For
<b>C. TREE PRESERVATION ORDER</b>			
		David Dickerson	For

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

**4th May 2016**

**SITE VISIT DECISIONS**

<b>Item No:</b>	001	
<b>Application No:</b>	15/03485/FUL	
<b>Site Location:</b>	Kingswood Preparatory School, College Road, Lansdown, Bath	
<b>Ward:</b> Lansdown	<b>Parish:</b> N/A	<b>LB Grade:</b> IISTAR
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	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.	
<b>Constraints:</b>	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,	
<b>Applicant:</b>	Kingswood School	
<b>Expiry Date:</b>	6th May 2016	
<b>Case Officer:</b>	Suzanne D'Arcy	

**Withdrawn from Agenda**

<b>Item No:</b>	002	
<b>Application No:</b>	15/05068/FUL	
<b>Site Location:</b>	Parcel 8545, Upper Bristol Road, Clutton, Bristol	
<b>Ward:</b> Clutton	<b>Parish:</b> Clutton	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Erection of single storey farmshop and cafe.	
<b>Constraints:</b>	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),	
<b>Applicant:</b>	Mr Andrew Tucker	
<b>Expiry Date:</b>	10th March 2016	
<b>Case Officer:</b>	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.

<b>Item No:</b>	003	
<b>Application No:</b>	16/00686/FUL	
<b>Site Location:</b>	103 Hawthorn Grove, Combe Down, Bath, Bath And North East Somerset	
<b>Ward:</b> Combe Down	<b>Parish:</b> N/A	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Change of use from 3 bed dwelling (use class C3) to 4 bed house of multiple occupation (HMO) (use class C4)	



<b>Constraints:</b>	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,
<b>Applicant:</b>	Mr Jehad Masoud
<b>Expiry Date:</b>	11th April 2016
<b>Case Officer:</b>	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.

<b>Item No:</b>	004
<b>Application No:</b>	16/00078/FUL
<b>Site Location:</b>	285 Kelston Road, Newbridge, Bath, Bath And North East Somerset
<b>Ward:</b> Newbridge	<b>Parish:</b> N/A <b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application
<b>Proposal:</b>	Erection of single storey dwelling house on land formerly used as nursery (Resubmission)
<b>Constraints:</b>	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,
<b>Applicant:</b>	Mr David Paradise
<b>Expiry Date:</b>	4th March 2016
<b>Case Officer:</b>	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.

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

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

**4th May 2016**

**DECISIONS**

<b>Item No:</b>	01	
<b>Application No:</b>	16/01108/FUL	
<b>Site Location:</b>	Sunday Cottage, Access Road To Paglinch Farm, Shoscombe, Bath	
<b>Ward:</b> Bathavon South	<b>Parish:</b> Shoscombe	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	External alterations to existing conservatory, filling door opening (North elevation), insertion of roof lights and alterations to garden studio.	
<b>Constraints:</b>	Affordable Housing, Agric Land Class 1,2,3a, Coal - Standing Advice Area, Forest of Avon, Listed Building, SSSI - Impact Risk Zones,	
<b>Applicant:</b>	Mr John Davey	
<b>Expiry Date:</b>	29th April 2016	
<b>Case Officer:</b>	Sasha Berezina	

**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.

**PLANS LIST:**

OS Extract	04 Mar 2016	SITE LOCATION PLAN
Drawing	04 Mar 2016	BLOCK PLAN
Drawing	04 Mar 2016	ELEVATIONS AS EXISTING
Drawing	04 Mar 2016	ELEVATIONS AS PROPOSED
Drawing	04 Mar 2016	FLOOR PLANS EXISTING AND PROPOSED
Drawing	04 Mar 2016	JOINERY

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.

<b>Item No:</b>	02	
<b>Application No:</b>	16/01112/LBA	
<b>Site Location:</b>	Sunday Cottage, Access Road To Paglinch Farm, Shoscombe, Bath	
<b>Ward:</b> Bathavon South	<b>Parish:</b> Shoscombe	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Listed Building Consent (Alts/exts)	
<b>Proposal:</b>	External alterations to the existing conservatory, filling existing door opening with recessed rubble stone (north elevation), widening of kitchen door and insertion of roof lights at Sunday Cottage. Minor alterations to approved windows and doors at the Garden Studio.	
<b>Constraints:</b>	Affordable Housing, Agric Land Class 1,2,3a, Coal - Standing Advice Area, Listed Building, SSSI - Impact Risk Zones,	
<b>Applicant:</b>	Mr John Davey	
<b>Expiry Date:</b>	29th April 2016	
<b>Case Officer:</b>	Sasha Berezina	

## **DECISION    CONSENT**

1 The works hereby approved shall be begun before the expiration of three years from the date of this consent

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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:**

OS Extract	04 Mar 2016	SITE LOCATION PLAN
Drawing	04 Mar 2016	BLOCK PLAN
Drawing	04 Mar 2016	ELEVATIONS AS EXISTING
Drawing	04 Mar 2016	ELEVATIONS AS PROPOSED
Drawing	04 Mar 2016	FLOOR PLANS EXISTING AND PROPOSED
Drawing	04 Mar 2016	JOINERY

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.



**Title:** Tree Preservation Order: Bath and North East Somerset Council (Bondene, 25 Highmead Gardens, Bishop Sutton No.4) Tree Preservation Order 2016

**Ward:** Stowey Sutton

**DECISION** Confirm without Modification

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