

BATH AND NORTH EAST SOMERSET COUNCIL

Development Management Committee

Date 29th June 2016

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

ITEMS FOR PLANNING PERMISSION

ITEM

Item No. 001 **Application No.** 15/03485/FUL
Address Kingswood School, College Road, Lansdown, Bath

Highways – Following the receipt of additional third party highway comments, the Highways Officer offers the following comments;

- All previous comments remain valid
- Full consideration has been given to the potential impact of the scheme
- Role of HA is to determine whether the increase in students will result in “severe” cumulative impacts
- Not considered that the potential impact will be significant
- HA does not consider that the current condition of the local network is sufficient to maintain a highway objection
- Possible for a review under the Private Street Works Act if local residents are supportive but this is not a requirement of the application being considered
- No detail has been given regarding improvements in the latest third party submission, so their appropriateness cannot be assessed
- Travel Plan does provide an indication of how access from the existing site could be measured over time
- Having comprehensively reviewed the site access arrangements and the potential impact of the proposed scheme, the HA does not consider it necessary to alter the recommendation.

Representations: 13 further letters of objection have been received, raising the following points;

- Repeat previous objections
- Worried about safety of the crossroad junction where Hamilton Road meets Lansdown Road
- Moving the nursery block does not provide a solution to the problems of the development
- Concern over traffic safety and inadequate parking
- Drainage issues
- Lack of consultation over the scheme from the applicants

- Residents' concerns have been ignored
- Overdevelopment of a green field
- Footprint and pedestrian traffic will remain the same
- Cannot make sense to locate buildings for infants and children adjacent to the trees
- Safety concerns to the occupants from the trees
- Lead to premature removal of the trees
- Large scale expansion is unsustainable
- Comments received from an additional Highway Consultant
- Comments received from an additional Arboricultural Consultant

1 letter of support received, raising the following points;

- Current accommodation at Summerhill is not fit for purpose
- Proposed building is an extension to the existing school and needs to be located adjacent to the existing prep school
- High quality and in keeping with the wider educational campus
- Designed to respond to the woodland setting

Officer report

The points raised above are noted, but it is not considered that they raise new issues that have not been previously addressed.

Item No. 01 **Application No.** 14/05692/ **Address** Parcel 0006, Maynard Terrace, Clutton

The applicant has submitted an amended landscape scheme, which shows the translocated hedge to finish outside of the root protection area of the retained tree. This is in response to the comments from the Council's Ecologist. The ecologist has been re-consulted and her comments will be reported to Committee at the meeting.

Representations

Planning Policy – No objection to the proposed development, and offer the following comments;

- Previous objection is withdrawn
- Approximately 22.5% of the dwellings provided are for "elderly or those of limited mobility"
- Provided a formal agreement for under occupation is agreed, no objection is raised
- Scheme is in accordance with Core Strategy Policy CP10
- Issues raised in connection with Neighbourhood Plan Policies CNP4, CNP5, CNP6, CNP7 and CNP18 have been addressed

33 further letters of objection have been received, raising the following points;

- Disagree with the BfL assessment
- No need to introduce extra traffic
- Why isn't a cul-de-sac the best option?
- A layby of parked cars is totally insensitive to the rural surroundings
- No pepper potting of affordable housing
- Difficulties for refuse collection
- Inadequate drawings
- How will the internal highway layout work in practice?
- Support Clutton Parish Council's comments
- Limited time for re-consultation (Officer note: The Council has advertised the application in accordance with its statutory obligations)
- Loss of hedgerow will be harmful to amenity
- Lack of sufficient and inappropriate parking
- Lack of housing provision for identified need
- Disregard of the mine shaft
- Lack of sympathy for the location
- Introduction of increased traffic
- Insufficient amenities in the village
- None of the revisions overcome the objections
- Design shows no regard for local context
- Ecology issues
- Removal of the hedge negates the improvements to the building materials
- No additional off road parking
- Planting scheme contains too many non-native species
- Not sufficient infrastructure, schools, sewage or amenities
- Fails to adhere to the distinctive linear nature of the terrace
- Overshadowing of the properties opposite
- Increase in congestion
- Risk of increased flooding
- Insufficient information on mining remediation
- Any debris must not be burnt on site

Officer Assessment

Housing Mix

The application proposes 12 affordable dwellings, not 13 as stated in the report. Following the submission of additional information, the Planning Policy objection has been withdrawn. Members will note that the points relating to Neighbourhood Plan Policy CNP3 have been addressed in the main report and it is not considered that there is any change to this as a result of the Planning Policy comments.

Highways

The applicant has provided further clarity on maintenance of the parking bays. These will be maintained by Curo in the future. The layout plan has been

amended to extend the footway adjacent to plots 14 and 15. This will ensure that pedestrians have appropriate visibility before they step into the carriageway.

Coal Remediation

The Coal Authority have withdrawn their objection to the scheme, subject to a condition to ensure an appropriate remediation scheme is approved prior to commencement. Officers are satisfied that, subject to the discharge of this condition, there will be no adverse impacts on the site nor the adjacent site from the former mining works.

Officer Recommendation

As per the main agenda

Updated drawings list

Drawing No. 13514_P00
Drawing No. 3988/103 Rev. C
Drawing No. 3988/104 Rev. C
Drawing No. 3988/105
Drawing No. 3998/110 Rev. B
Drawing No. 3998/111 Rev. A
Drawing No. 3998/112 Rev. A
Drawing No. 3998/113 Rev. A
Drawing No. 3998/114 Rev. A
Drawing No. 3998/115 Rev. A
Drawing No. 3998/115.1 Rev. A
Drawing No. 3998/116 Rev. A
Drawing No. 3998/116.1 Rev. A
Drawing No. 3998/117 Rev. A
Drawing No. 3998/117.1 Rev. A
Drawing No. 3998/118 Rev. B
Drawing No. 3988/120 Rev. B

Drawing No. SPP1918 P(90) 002 Rev. H
Drawing No. SPP1918 P(90) 003 Rev. G
Drawing No. SPP1918 P(90) 004 Rev. G
Drawing No. SPP1918 P(90) 005 Rev. G
Landscape Management Plan (Swan Paul, November 2014)

Item No.	Application No.	Address
02	15/05759/FUL	Court Farm, The Street, Compton Martin

One further representation have been received objecting to the application, the content of which is summarised below:

- The amended landscape proposals are inconsistent and incompatible with the existing landscape conditions imposed at the site;
- The applicant has a track record of not complying with conditions and carrying out development without planning permission. There is every reason to suggest that the landscape works would not be implemented, without which the proposals are unacceptable;
- The Council has already refused a very similar proposal in November 2015. The present proposal does not overcome the previous reasons for refusal.

These additional comments do not affect the Officer's assessment and recommendation included in the main agenda.