

BATH AND NORTH EAST SOMERSET COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE

29th June 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:	30th June 2016	
Case Officer:	Suzanne D'Arcy	

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 above ground 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.

3 No development shall take place until a Detailed Arboricultural Method Statement with revised 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, location of site office, service run locations including soakaway locations and associated excavations and movement of people and machinery.

Reason: To ensure that the protected trees to be retained are not adversely affected by the development proposals.

4 No development or other operations shall commence on site until a time and date has been agreed with the Local Authority Senior Arboricultural Officer for a pre-commencement site meeting with the Site Manager and Project Arboriculturalist.

Reason: To ensure that the contents of the Detailed Arboricultural Method Statement and revised Tree Protection Plan is understood and complied with by all parties.

5 No development or other operations shall take place except in complete accordance with the approved Detailed Arboricultural Method Statement. A signed certificate of compliance shall be provided by the appointed arboriculturalist to the local planning authority on completion and prior to the first occupation of the buildings.

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

6 Prior to occupation of the development hereby approved, a hard and soft landscape scheme has been first submitted to and approved in writing by the Local Planning Authority, such a scheme shall include details of all walls, fences, trees, hedgerows and other planting which are to be retained; details of all new walls, fences and other boundary treatment and finished ground levels; a planting specification to include numbers, density, size, species and positions of all new trees and shrubs; details of the surface treatment of the open parts of the site; and a programme of implementation. This shall include full details of the replacement planting indicated on drawing numbered 1465.P.100 rev C.

Reason: To ensure the provision of an appropriate landscape setting to the development.

7 All hard and/or soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed in writing with the Local Planning Authority. Any trees or plants indicated on the approved scheme which, within a period of five years from the date of the development being completed, die, are removed or become seriously damaged or diseased shall be replaced during the next planting season with other trees or plants of a species and size to be first approved in writing by the Local Planning Authority. All hard landscape works shall be permanently retained in accordance with the approved details.

Reason: To ensure that the landscape scheme is implemented and maintained.

8 Prior to occupation of the nursery building hereby approved, details of the levels of lighting from the building shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the lux levels and methods for their limitations. They shall be retained and operated as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: to provide sensitive lighting with minimal impacts on bats and other wildlife and to preserve the setting of the World Heritage Site, conservation area and Green Belt.

9 The development and all new lighting shall be implemented in accordance with the predicted light levels and lighting design details as contained in the approved Light Level Survey report by Buro Happold dated July 2015, and shall be retained and operated as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: to provide sensitive lighting with minimal impacts on bats and other wildlife

10 The development hereby permitted shall be carried out only in accordance with ecological mitigation proposals and recommendations of the approved Extended Phase 1 Habitat Survey Report dated July 2015 by Nicholas Pearsons. A report confirming and demonstrating implementation of the recommendations shall be submitted to the local planning authority and approved in writing prior to occupation of the development.

Reason: to avoid harm to ecology

11 The areas allocated for parking on the submitted plan 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 the interests of amenity and highway safety.

12 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), contractor parking, traffic management.

Reason: To ensure the safe operation of the highway and the amenity of adjoining neighbours

13 Prior to the occupation of the development, an updated Travel Plan shall have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be operated in accordance with the Travel Plan.

Reason: In the interests of sustainable development.

14 Prior to the commencement of development, detailed drainage design to illustrate how flood flows and exceedance routes are managed on site for all storm durations up to the 1:100 year event including an allowance for climate change. All surface water for up to the 1:100 year event +CC must be managed on site and is not permitted to flow onto adjacent land. The development shall thereafter be carried out in accordance with the details so approved.

Reason: In the interest of flood risk management for neighbouring land and properties

15 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 drawings -

NURSERY DRAWINGS

Existing:

- o 1480/P/001 - Location Plan
- o 1480/P/005 - Existing Site Plan

Proposed:

- o 1480/P/102 A - Proposed Site Plan
- o 1480/P/110 D - Proposed Ground Floor Plan (rec'd 27 May 2016)
- o 1480/P/111 D - Proposed Roof Plan (rec'd 27 May 2016)
- o 1480/P/140 A - Proposed Floor Finishes
- o 1480/P/150 A - Proposed Reflected Ceiling Plan
- o 1480/P/160 A - Proposed Ground/Site Works Plan
- o 1480/P/170 C - Proposed Wall Type Plan
- o 1480/P/200 C - Proposed South Elevation (rec'd 27 May 2016)
- o 1480/P/201 C - Proposed North Elevation (rec'd 27 May 2016)
- o 1480/P/202 D - Proposed West Elevation (rec'd 27 May 2016)
- o 1480/P/203 C - Proposed East Elevation (rec'd 27 May 2016)
- o 1480/P/204 C - Proposed South Elevation Entrance (rec'd 27 May 2016)
- o 1480/P/205 - Proposed North Elevation Reception Entrance (rec'd 27 May 2016)
- o 1480/P/305 D - Proposed Section A 1 (rec'd 27 May 2016)
- o 1480/P/306 D - Proposed Section A 2 (rec'd 27 May 2016)
- o 1480/P/307 D - Proposed Section B 1 (rec'd 27 May 2016)
- o 1480/P/308 D - Proposed Section B 2 (rec'd 27 May 2016)
- o 1480/P/320 D - Proposed Section C (rec'd 27 May 2016)
- o 1480/P/321 D - Proposed Section D (rec'd 27 May 2016)
- o 1480/P/322 D - Proposed Section E (rec'd 27 May 2016)
- o 1480/P/323 D - Proposed Section F (rec'd 27 May 2016)
- o 1480/P/324 D - Proposed Section G (rec'd 27 May 2016)
- o 1480/P/325 D - Proposed Section H (rec'd 27 May 2016)
- o 1480/P/326 D - Proposed Section J (rec'd 27 May 2016)
- o 1480/P/330 A - Section Detail Study
- o 1465_SCH_10_Room Area A - Schedule Room Area Schedule

PREP SCHOOL DRAWINGS

Existing:

- o 1465/P/001 A - Existing Location Plan
- o 1465/P/002 A - Existing Site Plan
- o 1465/P/003 A - Existing Site Plan

Proposed:

- o 1465/P/100 D - Proposed Site Plan (rec'd 27 May 2016)
- o 1465/P/105 B - Tree Survey Plan (rec'd 12 November 2015)
- o 1465/P/110 B - Proposed Ground Floor Plan (rec'd 12 November 2015)
- o 1465/P/111 B - Proposed First Floor Plan (rec'd 12 November 2015)
- o 1465/P/112 B - Proposed Roof Plan (rec'd 12 November 2015)

- o 1465/P/140 A - Proposed Floor Finishes Ground Floor
- o 1465/P/141 A - Proposed Floor Finishes First Floor
- o 1465/P/150 A - Proposed Reflected Ceiling Plan Ground Floor
- o 1465/P/151 A - Proposed Reflected Ceiling Plan First Floor
- o 1465/P/160 A - Proposed Ground/Site Works Plan
- o 1465/P/170 C - Proposed Wall Type Ground Floor
- o 1465/P/171 C - Proposed Wall Type First Floor
- o 1465/P/200 B - Proposed Elevations North (rec'd 12 November 2015)
- o 1465/P/201 B - Proposed Elevations East (rec'd 12 November 2015)
- o 1465/P/202 B - Proposed Elevations South (rec'd 12 November 2015)
- o 1465/P/203 B - Proposed Elevations West (rec'd 12 November 2015)
- o 1465/P/220 A - Stair Study
- o 1465/P/300 B - Proposed Section A (rec'd 12 November 2015)
- o 1465/P/301 B - Proposed Section B (rec'd 12 November 2015)
- o 1465/P/302 B - Proposed Section C (rec'd 12 November 2015)
- o 1465/P/303 B - Proposed Section D (rec'd 12 November 2015)
- o 1465/P/304 B - Proposed Section E (rec'd 12 November 2015)
- o 1465/P/305 B - Proposed Section F (rec'd 12 November 2015)
- o 1465/P/306 B - Proposed Section G (rec'd 12 November 2015)
- o 1465/P/320 A - Section Detail Study
- o 1465_SCH_10_Room Area A - Schedule Room Area Schedule

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.

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.co.uk.

You are advised that as of 6 April 2015, the Bath & North East Somerset Community Infrastructure Levy (CIL) Charging Schedule came into effect. Full details about the CIL Charge including, amount and process for payment will be sent out in a CIL Liability Notice which you will receive shortly. Further details are available here: www.bathnes.gov.uk/cil

This permission does not convey or imply any civil or legal consents required to undertake the works.

New water supply and waste water connections will be required from Wessex water to serve this proposed development. Application forms and guidance information is available from the Developer Services web-pages at the website www.wessexwater.co.uk.

Further information can be obtained from the New Connections Team by telephoning 01225 526222 for Water Supply and 01225 526333 for Waste Water.

Please refer to Wessex Water's website for a Section 106 connection application and guidance.

Item No:	002	
Application No:	16/00991/FUL	
Site Location:	Land Opposite Rowan House, High Street, Freshford, Bath	
Ward: Bathavon South	Parish: Freshford	LB Grade: II
Application Type:	Full Application	
Proposal:	Creation of new access opening and construction of parking area for two cars.	
Constraints:	Affordable Housing, Agric Land Class 3b,4,5, Area of Outstanding Natural Beauty, Conservation Area, Greenbelt, Housing Development Boundary, Listed Building, MOD Safeguarded Areas, Neighbourhood Plan, SSSI - Impact Risk Zones,	
Applicant:	Mr Peter King	
Expiry Date:	5th May 2016	
Case Officer:	Kate Whitfield	

DECISION REFUSE

1 It is considered that the proposed development would result in an unacceptable loss of a substantial part the boundary wall along the High Street in Freshford, detrimentally affecting the setting of the heritage assets and the character and appearance of the Freshford Conservation Area. The proposal therefore conflicts with the principles and policies set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 12: Conserving and Enhancing the Historic Environment of National Planning Policy Framework and the policies BH.2, BH.6 and BH.7 of Bath and North East Somerset Local Plan (including minerals and wastes) adopted October 2007.

PLANS LIST:

This decision relates to the following plans dated as received 10 March 2016 :

Site Location Plan, Ref C

Detail Plan, Ref E

and the Proposed Block Plan, Ref D dated as received 27 May 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 submitted application was unacceptable for the stated reasons and it has not been possible to agree on an acceptable scheme to enable approval. The applicant was therefore advised that the application was to be recommended for refusal.