

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

**24th August 2016**

**DECISIONS**

<b>Item No:</b>	01	
<b>Application No:</b>	16/01580/FUL	
<b>Site Location:</b>	106 Faulkland View, Peasedown St. John, Bath, Bath And North East Somerset	
<b>Ward:</b> Peasedown St John	<b>Parish:</b> Peasedown St John	<b>LB</b>
<b>Grade:</b> N/A		
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Erection of a single storey extension to garage and inclusion of parking space to the front.	
<b>Constraints:</b>	Affordable Housing, Agric Land Class 1,2,3a, Coal - Standing Advice Area, Forest of Avon, Housing Development Boundary, SSSI - Impact Risk Zones,	
<b>Applicant:</b>	Mr Palmer	
<b>Expiry Date:</b>	30th June 2016	
<b>Case Officer:</b>	Chloe Buckingham	

**DECISION PERMIT**

**1 Standard Time Limit (Compliance)**

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 Parking (Compliance)**

The areas allocated for parking and turning 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: To ensure sufficient parking and turning areas are retained at all times in the interests of amenity and highways safety in accordance with Policy T.24 of the Bath and North East Somerset Local Plan.

**3 Parking (Bespoke)**

Within two months of the commencement of development the existing internal store shall be demolished to enable the garage be constructed with a minimum internal length of 4.8m as shown on the approved drawings.

Reason: To ensure that the proposed garage is of sufficient length to satisfactorily accommodate a motor vehicle in the interests of residential amenity and highway safety.

#### **4 Highways - Garages (Compliance)**

The garage hereby approved shall be retained for the garaging of private motor vehicles associated with the dwelling and ancillary domestic storage and for no other purpose.

Reason: To ensure adequate off-street parking provision is retained in accordance with Policy T.26 of the Bath and North East Somerset Local Plan.

#### **5 Plans List (Compliance)**

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 Location Plan and the Existing and Proposed Site Plan, Floor Plans and Elevations (16020\_P1 Rev D) received by the Council on 23rd August 2016.

#### **DECISION TAKING 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. For the reasons given, and expanded upon in the delegated report, a positive view of the submitted proposals was taken and planning permission was granted.

#### **Condition Categories**

The heading of each condition gives an indication of the type of condition and what is required by it. There are 4 broad categories:

Compliance - The condition specifies matters to which you must comply. These conditions do not require the submission of additional details and do not need to be discharged.

Pre-commencement - The condition requires the submission and approval of further information, drawings or details before any work begins on the approved development. The condition will list any specific works which are exempted from this restriction, e.g. ground investigations, remediation works, etc.

Pre-occupation - The condition requires the submission and approval of further information, drawings or details before occupation of all or part of the approved development.

Bespoke Trigger - The condition contains a bespoke trigger which requires the submission and approval of further information, drawings or details before a specific action occurs.

Please note all conditions should be read fully as these headings are intended as a guide only.

Where approval of further information is required you will need to submit a conditions application and pay the relevant fee, details of the fee can be found on the "what happens after permission" pages of the Council's Website. You can submit your conditions application via the Planning Portal at [www.planningportal.co.uk](http://www.planningportal.co.uk) or send it direct to [planning\\_registration@bathnes.gov.uk](mailto:planning_registration@bathnes.gov.uk). Alternatively this can be sent by post to The Planning Registration Team, Planning Services, Lewis House, Manvers Street, Bath, BA1 1JG.

<b>Item No:</b>	02	
<b>Application No:</b>	16/01609/FUL	
<b>Site Location:</b>	Castle Farm Barn, Midford Road, Midford, Bath	
<b>Ward:</b> Bathavon South	<b>Parish:</b> South Stoke	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Change of use of agricultural barns to a flexible commercial use comprising farm shop and cafe.	
<b>Constraints:</b>	Affordable Housing, Agric Land Class 1,2,3a, Area of Outstanding Natural Beauty, Greenbelt, MOD Safeguarded Areas, SSSI - Impact Risk Zones, Water Source Areas,	
<b>Applicant:</b>	Mr Mark Edwards	
<b>Expiry Date:</b>	22nd June 2016	
<b>Case Officer:</b>	Alice Barnes	

## **DECISION PERMIT**

### **1 Standard Time Limit (Compliance)**

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 permission

### **2 Time limit (Compliance)**

The use hereby approved shall not be carried on and no customer shall be served or remain on the premises outside the hours of 11:00 and 17:00.

Reason: To safeguard the amenities of nearby occupiers in accordance with Policy D.2 of the Bath and North East Somerset Local Plan.

### **3 Use (Compliance)**

The proposed use hereby permitted shall not be used other than for purposes ancillary to the existing farm operations at Castle Farm Barn and shall remain within the red line shown on the submitted block plan.

Reason: The proposed use is considered to be acceptable on the scale outlined by the application. Any increase in the size of the operation could have a detrimental impact on highway safety and the openness of the green belt.

#### **4 Highways (prior to commencement)**

No development shall commence until details of the works of the cutting back and maintenance of the hedgerow to the east of the vehicle entrance shall be submitted to and approved in writing by the local planning authority

Reason: In the interests of highway safety.

#### **5 Highways (Compliance)**

Prior to the occupation of the cafe confirmation that the works to the hedgerow have been carried out in accordance with the details approved and shall be submitted in writing to the local planning authority

Reason: In the interests of highway safety.

#### **6 Highways (Compliance)**

The area allocated for parking on the submitted plan shall be kept clear of obstruction and shall not be used for any purpose other than for the parking of cars in connection with the permitted development.

Reason: In the interests of highway safety.

#### **7 Plans List (Compliance)**

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:**

Site location plan  
Block plan  
Cafe layout plan

#### **Advice note:**

It is recommend by the highways officer that the existing hedgerow to the east of the site is trimmed back to maximise visibility to the east.

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. For the reasons given, and expanded upon in a related case officer's report, a positive view of the submitted proposals was taken and consent was granted.

## Condition Categories

The heading of each condition gives an indication of the type of condition and what is required by it. There are 4 broad categories:

**Compliance** - The condition specifies matters to which you must comply. These conditions do not require the submission of additional details and do not need to be discharged.

**Pre-commencement** - The condition requires the submission and approval of further information, drawings or details before any work begins on the approved development. The condition will list any specific works which are exempted from this restriction, e.g. ground investigations, remediation works, etc.

**Pre-occupation** - The condition requires the submission and approval of further information, drawings or details before occupation of all or part of the approved development.

**Bespoke Trigger** - The condition contains a bespoke trigger which requires the submission and approval of further information, drawings or details before a specific action occurs.

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<b>Item No:</b>	03	
<b>Application No:</b>	16/02798/FUL	
<b>Site Location:</b>	65 Canons Close, Southdown, Bath, Bath And North East Somerset	
<b>Ward:</b> Odd 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 4 bed HMO (C4) to 7 bed HMO (Sui Generis). Associated internal alterations including erection of partition walls, works to porch, new door and window, and change of wall structures to rear conservatory.	
<b>Constraints:</b>	Affordable Housing, Agric Land Class 3b,4,5, Forest of Avon, Hotspring Protection, MOD Safeguarded Areas, SSSI - Impact Risk Zones, World Heritage Site,	
<b>Applicant:</b>	Mr James Thomas	
<b>Expiry Date:</b>	10th August 2016	
<b>Case Officer:</b>	Emma Watts	

## **DECISION PERMIT**

### **1 Standard Time Limit (Compliance)**

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 permission

### **2 Materials (Compliance)**

All external walling materials to be used shall match those of the existing building type, size, colour, pointing, coursing, jointing and texture.

Reason: In the interests of the appearance of the development and the surrounding area in accordance with Policies D.2 and D.4 of the Bath and North East Somerset Local Plan and Policy CP6 of the Bath and North East Somerset Core Strategy.

### **3 Parking (Compliance)**

The parking area shown on the proposed block plan shall be kept clear of obstruction and shall not be used at any time other than for the parking of vehicles in connection with the development hereby permitted.

Reason: To ensure sufficient parking spaces are retained at all times in the interests of amenity and highway safety in accordance with Policy T.24 of the Bath and North East Somerset Local Plan.

### **4 Bicycle Storage (Pre-occupation)**

No occupation of the development shall commence until bicycle storage for at least four bicycles has been provided in accordance with the details shown on drawing No. 006. The bicycle storage shall be retained permanently thereafter.

Reason: To secure adequate off street parking provision for bicycles and to promote sustainable transport use in accordance with Policy T.26 of the Bath and North East Somerset Local Plan.

### **5 Occupant Numbers (Compliance)**

The occupation of the property known as 65 Canons Close shall be limited to a total of seven persons only.

Reason: In order to protect the residential amenities of neighbouring occupiers in accordance with Policy HG.12 of the Bath and North East Somerset Local Plan.

### **6 Plans List (Compliance)**

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: 001, 002, 003, 004 received 03/06/2016 and 006 received 09/08/2016.

### Condition Categories

The heading of each condition gives an indication of the type of condition and what is required by it. There are 4 broad categories:

**Compliance** - The condition specifies matters to which you must comply. These conditions do not require the submission of additional details and do not need to be discharged.

**Pre-commencement** - The condition requires the submission and approval of further information, drawings or details before any work begins on the approved development. The condition will list any specific works which are exempted from this restriction, e.g. ground investigations, remediation works, etc.

**Pre-occupation** - The condition requires the submission and approval of further information, drawings or details before occupation of all or part of the approved development.

**Bespoke Trigger** - The condition contains a bespoke trigger which requires the submission and approval of further information, drawings or details before a specific action occurs.

Please note all conditions should be read fully as these headings are intended as a guide only.

Where approval of further information is required you will need to submit a conditions application and pay the relevant fee, details of the fee can be found on the "what happens after permission" pages of the Council's Website. You can submit your conditions application via the Planning Portal at [www.planningportal.co.uk](http://www.planningportal.co.uk) or send it direct to [planning\\_registration@bathnes.gov.uk](mailto:planning_registration@bathnes.gov.uk). Alternatively this can be sent by post to The Planning Registration Team, Planning Services, Lewis House, Manvers Street, Bath, BA1 1JG.

### 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 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>	04	
<b>Application No:</b>	16/02530/FUL	
<b>Site Location:</b>	23 Lymore Avenue, Twerton, Bath, Bath And North East Somerset	
<b>Ward:</b> Westmoreland	<b>Parish:</b> N/A	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application	

<b>Proposal:</b>	Demolition of existing single storey rear extension and erection of side and rear, single storey extension
<b>Constraints:</b>	Affordable Housing, Agric Land Class 3b,4,5, Article 4, Forest of Avon, HMO Stage 2 test required, Hotspring Protection, MOD Safeguarded Areas, SSSI - Impact Risk Zones, World Heritage Site,
<b>Applicant:</b>	Mr & Mrs Chris and Josephine Vercoe
<b>Expiry Date:</b>	16th July 2016
<b>Case Officer:</b>	Jessica Robinson

**Defer for site visit – to allow Members to view the site**

<b>Item No:</b>	05
<b>Application No:</b>	16/00847/FUL
<b>Site Location:</b>	27 Albert Road, Keynsham, Bristol, Bath And North East Somerset
<b>Ward:</b> Keynsham South	<b>Parish:</b> Keynsham Town Council
	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application
<b>Proposal:</b>	Erection of single storey side extension to existing garage.
<b>Constraints:</b>	Affordable Housing, Airport Safeguarding Zones, Agric Land Class 3b,4,5, Forest of Avon, Housing Development Boundary, LLFA - Flood Risk Management, SSSI - Impact Risk Zones,
<b>Applicant:</b>	Mrs Gemma Cozzubbo
<b>Expiry Date:</b>	10th June 2016
<b>Case Officer:</b>	Rachel Tadman

**DECISION PERMIT**

### **1 Plans List (Compliance)**

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 drawing nos 16.209/01, 16.209/02, Site Location Plan

### **INFORMATIVE:**

The current commercial use of part of the outbuilding has not been considered to represent a material change of use and is ancillary to the main residential use of the site. However the Applicant should be aware that if the commercial expands, employs staff on

a regular basis or extends its hours it is likely that a material change of use will have occurred for which planning permission will be required.

**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. For the reasons given, and expanded upon in a related case officer's report, a positive view of the submitted proposals was taken and consent was granted.

<b>Item No:</b>	06	
<b>Application No:</b>	16/02107/LBA	
<b>Site Location:</b>	Under The Hill, Weston Road, Lower Weston, Bath	
<b>Ward:</b> Weston	<b>Parish:</b> N/A	<b>LB Grade:</b> II
<b>Application Type:</b>	Listed Building Consent (Alts/exts)	
<b>Proposal:</b>	Internal alterations for a new opening between the living and family rooms (on ground floor level) to incorporate a set of double 'wedding' doors.	
<b>Constraints:</b>	Affordable Housing, Agric Land Class 3b,4,5, Article 4, Conservation Area, Forest of Avon, Hotspring Protection, Listed Building, MOD Safeguarded Areas, SSSI - Impact Risk Zones, Tree Preservation Order, World Heritage Site,	
<b>Applicant:</b>	Ms McWilliams	
<b>Expiry Date:</b>	24th June 2016	
<b>Case Officer:</b>	Suzanne D'Arcy	

**DECISION**    CONSENT

**1 Time Limit - Listed Building Consent (Compliance)**

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 Plans List (Compliance)**

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 drawings numbered 5791-1, -2, -3 and -4, received by the Council on 29th April 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. Whilst the application was recommended for refusal the Development Management Committee found the proposal acceptable and granted listed building consent.

### **Condition Categories**

The heading of each condition gives an indication of the type of condition and what is required by it. There are 4 broad categories:

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**Pre-commencement** - The condition requires the submission and approval of further information, drawings or details before any work begins on the approved development. The condition will list any specific works which are exempted from this restriction, e.g. ground investigations, remediation works, etc.

**Pre-occupation** - The condition requires the submission and approval of further information, drawings or details before occupation of all or part of the approved development.

**Bespoke Trigger** - The condition contains a bespoke trigger which requires the submission and approval of further information, drawings or details before a specific action occurs.

Please note all conditions should be read fully as these headings are intended as a guide only.

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