

DEVELOPMENT MANAGEMENT COMMITTEE

Minutes of the Meeting held

Wednesday, 20th September, 2017, 2.00 pm

Councillors: Sally Davis (Chair), Rob Appleyard, Jasper Becker, Paul Crossley, Matthew Davies, Eleanor Jackson, Les Kew, Caroline Roberts, David Veale and Patrick Anketell-Jones (Reserve) (in place of Bryan Organ)

46 EMERGENCY EVACUATION PROCEDURE

The Democratic Services Officer read out the emergency evacuation procedure.

47 ELECTION OF VICE CHAIRMAN (IF DESIRED)

A Vice Chairman was not required on this occasion.

48 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Councillor Bryan Organ. Councillor Patrick Anketell-Jones was his substitute for this meeting.

49 DECLARATIONS OF INTEREST

Councillor Eleanor Jackson declared an interest in application number 17/01466/FUL – Hope House Surgery, Waterloo Road Open Space, Waterloo Road, Radstock - as she is a Trustee of Radstock Museum. Councillor Eleanor Jackson left the meeting after speaking as a local member and did not take part in the debate and voting on this matter.

50 TO ANNOUNCE ANY URGENT BUSINESS AGREED BY THE CHAIRMAN

The Chair informed the meeting that application 17/02591/FUL - 143 Calton Road, Lyncombe, Bath had been withdrawn from the agenda of this meeting to allow further negotiations.

51 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 these items were discussed.

52 ITEMS FROM COUNCILLORS AND CO-OPTED MEMBERS

There were no items from Councillors or Co-Opted Members.

53 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the meeting held on 23rd August 2017 were confirmed and signed as a correct record.

54 **MAIN PLANS LIST - APPLICATIONS FOR PLANNING PERMISSION ETC FOR DETERMINATION BY THE COMMITTEE**

Appendix 1 The Committee considered:

- A report by the Group Manager (Development Management) on various planning applications.
- An update report by the Group Manager (Development Management) attached as *Appendix 1* to these minutes.
- Oral statements by members of the public and representatives. A copy of the speakers' list is attached as *Appendix 2* to these minutes.

RESOLVED that in accordance with the delegated powers, the applications be determined as set out in the decisions list attached as *Appendix 3* to these minutes.

Item No. 1

Application No. 17/01466/FUL

Site Location: Waterloo Road Open Space, Waterloo Road, Radstock – Development of a new Healthy Living Centre to provide new health centre and ancillary pharmacy, community kitchen, children's centre and library.

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

The registered speakers spoke for and against the application.

Councillor Rupert Bevan (Radstock Town Council) said that Radstock Town Council had objected to this application on the grounds of loss of green infrastructure, design, parking shortage and pedestrian safety.

The local Ward Member, Councillor Deirdre Horstmann, spoke in favour of the application.

Councillor Eleanor Jackson objected to this application on the grounds of design, access and a loss of a public green space. Councillor Jackson left the room after making her statement.

The Case Officer explained that the new library would be smaller in footprint though Library Services were satisfied with the design and the proposed space.

Councillor Les Kew felt that the revised application had been huge improvement on what had been proposed before in terms of the design of the building and the use of white lias instead of timber cladding. Councillor Kew felt that the proposed development would be positive for the area and local people.

Councillor Les Kew moved to delegate to permit the application subject to the conditions set out in the report and an additional condition regarding provision of a sample panel.

Councillor Matthew Davies seconded the motion from Councillor Kew.

Councillor Paul Crossley said that there was a need to expand services with expanding communities. The new facility would be an additional benefit to the community, and as such would outweigh a loss of green space. Councillor Crossley welcomed the S106 which included a Tree Protection Plan.

Councillor Patrick Anketell-Jones also welcomed the new design and highlighted the need for pedestrian safety in Radstock.

The motion was then put to the vote and it was RESOLVED by 8 votes for and 1 against to DELEGATE TO PERMIT the application subject to conditions.

Item No. 2

Application No. 17/02591/FUL

Site Location: 143 Calton Road, Lyncombe, Bath –

Erection of 2no townhouses following demolition of existing 2 bed apartment.

This application had been withdrawn from the agenda for this meeting.

Item No. 3

Application No. 17/01708/FUL

**Site Location: 2 Manor Farm Cottages, Anchor Lane, Combe Hay, Bath –
Interior and exterior alterations, including a two-storey extension and creation of new vehicle access.**

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

The registered speaker spoke for the application.

The local Ward Member, Councillor David Veale, spoke in favour of the application.

The Case Officer explained that the proposed driveway would create space for two cars though the driveway would be used by the owner and not by the public.

Councillor Eleanor Jackson felt that the proposal would not enhance character of the conservation area. Councillor Jackson moved the officers' recommendation to refuse this application.

Councillor Rob Appleyard agreed with a comment from Councillor Jackson and seconded the motion.

Councillor David Veale felt that the proposal would blend in to the area and it would take vehicles off the road.

Councillor Les Kew highlighted that Combe Hay Parish Council had supported the application and added that the proposal would enhance the area and outweigh any

harm. Councillor Kew felt that the Committee should have a site visit.

The motion from Councillor Jackson was then put to the vote with 3 votes for, 5 against and 1 abstention. The motion was LOST.

Councillor Les Kew then moved that a decision be deferred pending a site visit to allow members to understand the context of the site. This was seconded by Councillor Caroline Roberts.

The motion was then put to the vote and it was RESOLVED to DEFER consideration of the application pending a SITE VISIT.

Item No. 4

Application No. 17/01709/LBA

Site Location: 2 Manor Farm Cottages, Anchor Lane, Combe Hay, Bath – Interior and exterior alterations, including a two-storey extension (part retrospective) and partial demolition of rear boundary wall to create a vehicle access.

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

The registered speaker spoke for the application.

Councillor Les Kew moved that a decision be deferred pending a site visit to allow members to understand the context of the site. This was seconded by Councillor Caroline Roberts.

The motion was then put to the vote and it was RESOLVED to DEFER consideration of the application pending a SITE VISIT.

Item No. 5

Application No. 17/01542/FUL

Site Location: Cedar Park Care Centre, 27 - 28 Oldfield Road, Oldfield Park, Bath – Erection of replacement two storey block and additional two storey extensions to the south and east with retained buildings to be refurbished and augmented following demolition of existing central link building.

The Case Officer reported on the application and her recommendations to refuse. The Case Officer informed the Committee that she had received a letter of objection but this didn't raise any new issues which aren't already covered in the reports. Also that further information had been submitted with regard to levels of staff parking. This suggests that the shortfall in parking will be slightly higher than initially thought. The anticipated shortfall in parking spaces is now 8, not 6. However, this is not significant enough to sustain an objection and does not present an additional highways reason for refusal. The highways officer had advised that there is no highway objection to the application.

The registered speakers spoke for and against the application.

Councillor Eleanor Jackson raised concerns as to what other uses might go here if the application were permitted and on that basis questioned if members should be considering need for beds. The Team Manager Development Management advised

that the application was not to change the use of the site but was for an extension of the existing care home to provide additional beds. The public benefits of that provision had to be balanced against the heritage impact as per the NPPF which is covered in the report.

Councillor Paul Crossley said that there was a shortage of care home places in the district and there was, therefore, a public need to address that shortfall. In his view Care Homes needed to be of a substantial size in order to be financially viable. This was due to an increase in standards, changes to patients' needs and changes to Care Home regulations. Councillor Crossley felt that the proposed design, which included variation in heights and roofs, was a big improvement. He also felt that the proposed glass link would protect the listed building which had been harmed by the original extension. Councillor Crossley concluded his comments by saying that he would move to delegate to permit on the basis that the public benefits of an increase in bed spaces and securing jobs outweighed any harm. In doing so, Councillor Crossley acknowledged the limited increase in jobs arising from the proposal, but felt that the retention of existing jobs should also be taken into account as these could be at risk if operational needs were not met. He moved to delegate to permit subject to conditions.

Councillor Rob Appleyard seconded the motion by saying that the Committee would need to recognise operational needs for the care of older people and that the public benefits of the development outweighed any harm.

Councillor Eleanor Jackson said that she was aware that the Council was in desperate need of beds though this proposal would be Listed Building vandalism.

Councillor Jasper Becker asked if the Committee could ask for a condition that Bath stone is used for this proposal.

The Team Manager replied that the proposal was clear in its intent to use reconstituted stone and that it would not be reasonable to condition Bath stone without the applicant's agreement and if that was required by Members it would need to be delegated to officers for further discussions with the applicant.

Councillor Les Kew supported the motion on the table by adding that harm had been done to this Listed Building by the original extension and this proposal would be an improvement. Councillor Kew also said that there had been huge demand for beds in Bath and the benefit of extra beds would outweigh other issues.

Councillor Patrick Anketell-Jones said that he had recognised demand for beds in Bath, though he was concerned about the quality of the proposed development.

Councillor Caroline Roberts expressed her concerns with the impact that this development would have on the area and suggested a site visit if the motions to approve were lost.

The motion was then put to the vote and it was RESOLVED by 6 votes for and 4 against to DELEGATE TO PERMIT subject to relevant conditions.

Item No. 6
Application No. 17/01543/LBA

Site Location: Cedar Park Care Centre, 27 - 28 Oldfield Road, Oldfield Park, Bath – Internal and external alterations to erect 1no. replacement two storey block and 2no. additional two storey extensions to the south and east with retained buildings to be refurbished and augmented following demolition of existing central link building.

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

The registered speakers spoke for and against the application.

Councillor Paul Crossley moved to consent.

Councillor Rob Appleyard seconded the motion.

The motion was then put to the vote and it was RESOLVED by 8 votes for and 2 against to CONSENT.

Item No. 7

Application No. 17/00147/FUL

Site Location: Land Adjacent To Kingswell, Eckweek Lane, Peasedown St. John, Bath – Erection of 3 no. detached dwellings and garages on land adjacent to Kingswell.

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

The registered speaker spoke for the application.

The local Ward Member, Councillor Karen Walker, objected to the application. Councillor Walker said that there were not enough parking spaces on the site. Councillor Walker also highlighted highway safety, objections from the Parish Council and nearby residents and that the site was outside the Housing Development Boundary.

Councillor Rob Appleyard felt that the proposal was tidy and he agreed with the officers' recommendation. Councillor Appleyard also said that the proposal would enhance the area.

Councillor Rob Appleyard moved the officers' recommendation to permit.

Councillor Les Kew seconded the motion by agreeing with comments from Councillor Appleyard and added that this proposal would be far from overdevelopment.

Councillor Caroline Roberts expressed her concerns that the site was outside the Housing Development Boundary.

The motion was then put to the vote and it was RESOLVED by 8 votes for and 2 against to PERMIT this application.

Item No. 8

Application No. 17/01307/FUL

Site Location: Mendip House, Lower Bristol Road, Clutton, Bristol – Erection of dwelling with attached garage following demolition of existing property.

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

The registered speaker spoke for the application.

Councillor Paul Crossley highlighted the poor design of the existing property and that any application to replace this property would be welcome. Councillor Crossley felt that the erection of a new dwelling with attached garage would enhance rural settings, it would make better use of space and it would not impact on greenbelt openness. Councillor Crossley also added that, if the Committee vote to permit this application, the demolition of the existing property would need to be secured.

Councillor Paul Crossley moved to DELEGATE TO PERMIT the application subject to demolition of the existing property which would be secured through a S106 agreement. There was discussion about the point at which demolition would occur and the legal officer advised that the trigger for demolition should be left to officers to negotiate as part of the drafting process. This was accepted by the Committee.

Councillor Les Kew seconded the motion by adding that Clutton Parish Council and the local community had supported the application.

The motion was then put to the vote and it was unanimously RESOLVED to DELEGATE TO PERMIT this application subject to relevant conditions and the prior completion of the s106 agreement.

Item No. 9

Application No. 17/02238/FUL

Site Location: Parcel 8932, Greenhouse Lane, Nempnett Thrubwell, Bristol – Erection of an agricultural building.

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

Councillor Paul Crossley moved the officers' recommendation to permit.

Councillor Les Kew seconded the motion.

The motion was then put to the vote and it was unanimously RESOLVED to PERMIT this application.

Item No. 10

Application No. 17/02944/FUL

Site Location: 1 Chapel Row, City Centre, Bath – Internal and external alterations for the creation of a new dwelling including change of use from Use Class BA1 Offices to Use Class C3 dwelling.

The Case Officer reported on the application and her recommendation to permit. The Case Officer informed the Committee that the neighbour had withdrawn their objection to the proposal.

The registered speaker spoke for the application.

Councillor Les Kew felt that the proposal would be an improvement for the site and moved the officers' recommendation to permit.

Councillor Paul Crossley welcomed Councillor Kew's comment and seconded the motion.

The motion was then put to the vote and it was RESOLVED by 8 votes for, 1 against and 1 abstention to PERMIT this application.

Item No. 11

Application No. 17/02945/LBA

Site Location: 1 Chapel Row, City Centre, Bath – Internal and external alterations for the creation of a new dwelling.

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

Councillor Les Kew moved the officers' recommendation to consent.

Councillor Paul Crossley seconded the motion.

The motion was then put to the vote and it was RESOLVED by 8 votes for and 2 abstentions to CONSENT this application.

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

It was **RESOLVED** to note the report.

The meeting ended at 5.05 pm

Chair

Date Confirmed and Signed

Prepared by Democratic Services