

BATH AND NORTH EAST SOMERSET COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE

11th January 2017

SITE VISIT DECISIONS

Item No:	001	
Application No:	16/04250/FUL	
Site Location:	Land East Of Alma Cottage, Charlcombe Lane, Charlcombe, Bath	
Ward:	Bathavon North	Parish: Charlcombe
		LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of one dwelling following the demolition of existing stables	
Constraints:	Affordable Housing, Agric Land Class 1,2,3a, Area of Outstanding Natural Beauty, Conservation Area, Greenbelt, MOD Safeguarded Areas, SSSI - Impact Risk Zones,	
Applicant:	Julia Morgan	
Expiry Date:	13th January 2017	
Case Officer:	Emma Hardy	

DECISION REFUSE

1 By reason of the domestic paraphernalia, external storage and external lighting associated with the proposed new dwelling, the development would be detrimental to the openness of the Green Belt and in the absence of any very special circumstances the development is contrary to Core Strategy Policy CP8 and the aims of the National Planning Policy Framework.

2 The proposed intensification of the use of the access where there is substandard visibility would be prejudicial to highway safety contrary to saved Local Plan Policy T.24. Furthermore, the proposed development would be sited in an unsustainable location contrary to Core Strategy Policy DW1 and the aims of the National Planning Policy Framework.

PLANS LIST:

This decision relates to the following plans and information:

Drawing Nos. A01 (1:1250 Site Location Plan) and A02 (Existing Stables) received 24/8/2016

Bat Survey dated 12 July 2016 prepared by Crossman Associates received 24/8/2016

Planning, Design and Access Statement received 24/8/2016

Drawing no. A03 Revision 04 (Proposed Dwelling) received 14/11/2016

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. The Local Planning Authority engaged in pre-application discussions with the applicant. Despite the

officer recommendation to approve, Councillors considered the application to be unacceptable for the reasons given.

Community Infrastructure Levy

You are advised that as of 6 April 2015, the Bath & North East Somerset Community Infrastructure Levy (CIL) Charging Schedule comes into effect. Whilst the above application has been refused by the Local Planning Authority please note that CIL applies to all planning permissions granted on or after this date. Thus any successful appeal against this decision may become subject to CIL. Full details are available on the Council's website www.bathnes.gov.uk/cil

Item No:	002		
Application No:	16/04885/FUL		
Site Location:	The Grove, Langridge Lane, Swainswick, Bath		
Ward:	Bathavon North	Parish:	Charlcombe
		LB Grade:	N/A
Application Type:	Full Application		
Proposal:	Demolition of existing garage and erection of a replacement building for use as an annex providing ancillary residential accommodation		
Constraints:	Affordable Housing, Agric Land Class 1,2,3a, Area of Outstanding Natural Beauty, Flood Zone 2, Flood Zone 3, Greenbelt, LLFA - Flood Risk Management, MOD Safeguarded Areas, Sites of Nature Conservation Interest, Sites of Nature Conservation Interest, SSSI - Impact Risk Zones,		
Applicant:	Mr John Rippin		
Expiry Date:	13th January 2017		
Case Officer:	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 Ancillary Use (Compliance)

The development hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as The Grove and shall not be occupied as an independent dwelling unit.

Reason: The accommodation hereby approved is not capable of independent occupation without adverse impact on the amenities of existing or future residential occupiers.

3 Materials - Submission of Schedule and Samples (Bespoke Trigger)

No construction of the external walls of the 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 approved details.

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.

4 Removal of Permitted Development Rights - No extensions or alterations (Compliance)

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 extension, external alteration or enlargement of the permitted annexe hereby approved shall be carried out unless a further planning permission has been granted by the Local Planning Authority.

Reason: Any further extensions require detailed consideration by the Local Planning Authority due to its potential to impact on the openness of the surrounding green belt, in accordance with policy GB.1 and GB.2 of the Bath and North East Somerset Local Plan policy CP8 of the Core Strategy and paragraph 89 of the National Planning Policy Framework

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:

Location plan P01 A
Existing site plan P02 A
Existing plans P03 A
Existing elevations P05 A
Proposed elevations P15 F
Proposed plans P13 E

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.

Item No:	003		
Application No:	16/03652/FUL		
Site Location:	Applegate Stables , Shockerwick Lane, Bathford, Bath		
Ward: Bathavon North	Parish: Bathford	LB Grade: N/A	
Application Type:	Full Application		
Proposal:	Erection of additional livery stables and a rural workers accommodation unit		
Constraints:	Affordable Housing, Agric Land Class 1,2,3a, Area of Outstanding Natural Beauty, Greenbelt, MOD Safeguarded Areas, SSSI - Impact Risk Zones,		
Applicant:	Mrs R Dymond-Hall		
Expiry Date:	26th October 2016		
Case Officer:	Nicola Little		

DECISION Delegate to officers to permit subject to appropriate conditions.