

BATH AND NORTH EAST SOMERSET COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE

8th February 2017

DECISIONS

Item No:	01	
Application No:	16/04289/EFUL	
Site Location:	Ministry Of Defence, Warminster Road, Bathwick, Bath	
Ward: Bathwick	Parish: N/A	LB Grade: N/A
Application Type:	Full Application with an EIA attached	
Proposal:	Erection of 6 no. apartment blocks to provide 87 no. new dwellings (Partial revision of application 14/02272/EFUL).	
Constraints:	Affordable Housing, Agric Land Class 1,2,3a, Agric Land Class 3b,4,5, Article 4, Article 4, British Waterways Major and EIA, British Waterways Minor and Householders, Conservation Area, Forest of Avon, Hotspring Protection, LLFA - Flood Risk Management, MOD Safeguarded Areas, Sites of Nature Conservation Interest, SSSI - Impact Risk Zones, Water Source Areas, World Heritage Site,	
Applicant:	Hardrock Developments Ltd	
Expiry Date:	20th December 2016	
Case Officer:	Chris Gomm	

DECISION Delegate to permit subject to applicant entering into S106 Agreement.

Item No:	02	
Application No:	16/05094/FUL	
Site Location:	Beechen Cliff School , Kipling Avenue, Bear Flat, Bath	
Ward: Widcombe	Parish: N/A	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Extend bank southwards using existing on site spoil heap to create wider playing field.	
Constraints:	Affordable Housing, Agric Land Class 3b,4,5, Article 4, Article 4, Article 4, Conservation Area, Forest of Avon, Hotspring Protection, MOD Safeguarded Areas, Sites used as playing fields, SSSI - Impact Risk Zones, World Heritage Site,	
Applicant:	Beechen Cliff School	
Expiry Date:	16th December 2016	
Case Officer:	Chris Griggs-Trevarthen	

Defer for site visit - to allow Members to understand the context of the site

Item No:	03		
Application No:	16/04499/FUL		
Site Location:	17 Station Road, Welton, Midsomer Norton, BA3 2AZ		
Ward: Midsomer Norton North	Parish: Midsomer Norton	LB Grade: N/A	
Application Type:	Full Application		
Proposal:	Erection of 6no. new dwellings following demolition of existing dwelling and outbuildings (resubmission) - revised plans		
Constraints:	Affordable Housing, Agric Land Class 3b,4,5, Coal - Standing Advice Area, Conservation Area, Contaminated Land, Forest of Avon, Housing Development Boundary, SSSI - Impact Risk Zones,		
Applicant:	Flower And Hayes Ltd		
Expiry Date:	12th January 2017		
Case Officer:	Tessa Hampden		

Defer for site visit - to allow Members to understand the context of the site

Item No:	04	
Application No:	16/04261/FUL	
Site Location:	Unit 2, Lymore Gardens, Twerton, Bath	
Ward: Westmoreland	Parish: N/A	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of 5No Three-bedroom, 2No Two-bedroom and 1No One-bedroom flat following conversion and adaptation of warehouse	
Constraints:	Affordable Housing, Agric Land Class 3b,4,5, Article 4, Contaminated Land, Forest of Avon, Hotspring Protection, LLFA - Flood Risk Management, MOD Safeguarded Areas, SSSI - Impact Risk Zones, World Heritage Site,	
Applicant:	B Hammick	
Expiry Date:	10th February 2017	
Case Officer:	Christine Moorfield	

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 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.

3 Sound attenuation (Prior to occupation)

On completion of the works but prior to any occupation of the approved development, the applicant shall submit to and have approved in writing by the Local Planning Authority, an assessment from a competent person to demonstrate that the development has been constructed to provide sound attenuation against external noise in accordance with BS8233:2014. The

following levels shall be achieved: Maximum internal noise levels of 35dBLAeq,16hr and 30dBLAeq,8hr for living rooms and bedrooms during the daytime and night time respectively. For bedrooms at night individual noise events (measured with F time-weighting) shall not (normally) exceed 45dBLAmax.

Reason: To protect future occupants of the development from exposure to external noise.

4 Ground investigations /drainage (Pre commencement)

No development shall commence, except ground investigations and remediation, until an appropriate method of surface water drainage has been submitted to and approved in writing by the Local Planning Authority and installed prior to the occupation of the development.

Reason: To ensure that an appropriate method of surface water drainage is installed and in the interests of flood risk management in accordance with Policy CP5 of the Bath and North East Somerset Core Strategy.

5 Contaminated Land (Compliance)

Prior to the commencement of development a Desk Study and Site Reconnaissance (Phase 1 Investigation) survey shall be undertaken to develop a conceptual site model and preliminary risk assessment. A Phase I investigation should provide a preliminary qualitative assessment of risk by interpreting information on a site's history considering the likelihood of pollutant linkages being present. The Phase I investigation typically consists of a desk study, site walkover, development of a conceptual model and preliminary risk assessment. The site walkover survey should be conducted to identify if there are any obvious signs of contamination at the surface, within the property or along the boundary of neighbouring properties.

Should any contamination be found then mitigation measures must be submitted to and approved in writing by the Local Planning Authority thereafter the development shall be carried out in accordance with the measures as identified.

Reason To ensure that the land is suitable for the intended uses and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors and in accordance with section 11 of the National Planning Policy Framework.

6 Highways - 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.

7 Parking (Pre-occupation)

No occupation of the development shall commence until the parking space associated with that number unit has been provided on-site and must be retained permanently thereafter.

Reason: To ensure that adequate and safe parking is provided in the interests of amenity and highway safety in accordance with Policies T.26 and T.24 of the Bath and North East Somerset Local Plan.

8 Materials (Compliance)

All work of making good shall be finished to match Unit 2 Lymore Gardens in respect of type, size, colour, pointing, coursing, jointing, profile 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.

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

No use of the garage area shall commence until details of the materials and finishes of the materials to be used in the construction of the sliding door 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.

10 balcony materials and details - (Prior to first occupation)

Flats 1-5 shall not be first occupied until details of glazed screening to be placed across the balcony areas 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 prior to first occupation of these units.

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.

11 Bicycle Storage and waste storage (Pre-occupation)

No occupation of the development shall commence until the bicycle storage and storage for waste bins has been provided in accordance with the details which have been submitted to and approved in writing by the Local Planning Authority. The bicycle and waste storage shall be retained permanently thereafter.

Reason: To secure adequate waste storage on site and off-street parking provision for bicycles to promote sustainable transport use in accordance with Policy T.6 of the Bath and North East Somerset Local Plan.

12 Emergency Escape (Compliance)

The strip of land adjacent to car parking space 8 to the rear of the premises shall be kept clear of obstructions at all time in order to provide emergency egress from the neighbouring building.

Reason: To safeguard the exit from the adjacent building in the event of an emergency.

13 Waste storage area access details (Pre Occupation)

Prior to the first occupation of these residential units details of the access to the waste storage area including door details and finishes shall be 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 ensuring the access to the storage area is acceptable and the appearance of the development is appropriate 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.

14 Roof construction details (Pre demolition of front boundary wall)

Prior to the commencement of the demolition of the section of front boundary wall adjacent to Unit 4 details of the construction of the roof, including materials and finishes, over the entrance waste store and rear car parking space at a scale of 1:20 shall be 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 ensuring the design detailing and appearance of the development is appropriate 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.

Additional advice in respect of ecology.

PLANS LIST:

PLANS 001 002 003 004 005 006 007B 008B 009B 015B 010A 011A 012A 013A 014 017 018 and 016.

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 or send it direct to 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.

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.

We would strongly advise the applicant to review the West of England Sustainable Drainage Developer guide.
http://www.bathnes.gov.uk/sites/default/files/sitedocuments/Planning-and-Building-Control/Planning-Policy/LDFGeneral/bd6457_woe_developer_guide_complete_72dpi.pdf

This document details the standards we would expect the developer to meet. In particular, at full application stage we would expect the applicant to have carried out an initial investigation into the existing surface water drainage system and an estimate of current brownfield runoff rates.

We would expect the applicant to have completed a 'Proof of concept' - see page 37 of the West of England Sustainable Drainage Developer guide.

Environment Agency surface water flood risk mapping suggests that for a 1in100 year rainfall event, flood depths on Lymore Gardens could be up to 0.15m. Given this risk of flooding on Lymore Gardens, the applicant may want to consider the level of finished floor levels and may wish to raise these to around 300mm above 1in100 depths. The applicant may also consider the influence of any drop curbs or driveways that may encourage flood water to enter the site.

We would encourage the applicant to explore what opportunities there are to green parts of the site so that less water discharges straight to the sewer system.

It is likely that the site currently drains surface water to a Wessex Water sewer. For any new proposed connections to the Wessex Water system, discharge rates and connection points must be agreed with Wessex Water.

All species of bats and their roosts, and all birds, their nests and their eggs, are protected by law. Nests may not be disturbed while they are being built or used. A careful check for signs of active bird nests, bats, or other wildlife should be made of the interior and exterior of the building, prior to any works affecting these areas. Any active nests identified should be protected until the young have fledged. Works to the roof should be carried out by hand, lifting tiles (not sliding) to remove them, and checking beneath each one. If bats are encountered work should cease and the Bat Helpline (Tel 0345 1300 228) or a licenced bat worker should be contacted for advice.

Item No:	05		
Application No:	16/05453/FUL		
Site Location:	Box Bush, Bromley Road, Stanton Drew, Bristol		
Ward: Clutton	Parish: Stanton Drew	LB Grade: N/A	
Application Type:	Full Application		
Proposal:	Erection of 2 storey annexe and single storey extension following demolition of existing single store annexe		
Constraints:	Affordable Housing, Airport Safeguarding Zones, Airport Safeguarding Zones, Agric Land Class 1,2,3a, Coal - Standing Advice Area, Forest of Avon, Greenbelt, SSSI - Impact Risk Zones,		
Applicant:	Mr & Mrs Strickland		
Expiry Date:	10th February 2017		
Case Officer:	Alice Barnes		

DECISION REFUSE

1 The proposed development is located within the Green Belt and outside of the housing development boundary where the principle of residential development is not accepted. It is therefore contrary to policy HG.10 of the Bath & North East Somerset Local Plan including minerals and waste policies - adopted October 2007 and policy RE.4 of the emerging placemaking plan

2 The proposed development by reason of its siting, scale and design will result in a replacement building which is materially larger than the existing building. The increased size and height of the building will harm the openness of the surrounding green belt being more visually prominent within the streetscene. In the absence of very special circumstances the development is considered to be contrary to policies GB.2 of the Bath and North East Local Plan, including minerals and waste policies, adopted October 2007 and CP8 of the Core Strategy and paragraph 89 of the National Planning Policy Framework and GB1 of the emerging placemaking plan

PLANS LIST:

Existing site plan 20
Existing plans 21
Existing elevations 22
Proposed site plan 23
Proposed annexe plans 24
Proposed sectional elevation (west) 25
Proposed road elevations 26
Proposed north elevation 27
Proposed south elevation 28

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 acknowledges the approach outlined in paragraphs 188-192 in favour of front loading and operates a pre-application advice service. Notwithstanding active encouragement for pre-application dialogue the applicant did not seek to enter into correspondence with the Local Planning Authority. The proposal was considered unacceptable for the reasons given and the applicant was advised that the application was to be recommended for refusal. Despite this the applicant choose not to withdraw the application, and having regard to the need to avoid unnecessary delay the Local Planning Authority moved forward and issued its decision.

Item No:	06	
Application No:	16/04960/FUL	
Site Location:	Beaumont House, Lansdown Road, Lansdown, Bath	
Ward: Lansdown	Parish: N/A	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of three storey side extension to provide 3 no. residential apartments with associated parking and landscaping	
Constraints:	Affordable Housing, Agric Land Class 3b,4,5, Article 4, Conservation Area, Forest of Avon, Hotspring Protection, MOD Safeguarded Areas, SSSI - Impact Risk Zones, World Heritage Site,	
Applicant:	Lynas And Potter	
Expiry Date:	10th February 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 Arboricultural Method Statement and Tree Protection Plan (Pre-commencement)

No development shall take place until an arboricultural method statement with tree protection plan following the recommendations contained within BS 5837:2012 identifying measures to protect the trees to be retained, has been submitted to and approved in writing by the Local Planning Authority. The statement shall include proposed tree protection measures during site preparation (including clearance and level changes), during construction and landscaping operations. The statement should also include the control of potentially harmful operations such as the position of service runs and soakaways, storage, handling and mixing of materials on site and movement of people and machinery. This is a condition precedent because the works comprising the development have the potential to harm retained trees. Therefore these details need to be agreed before work commences.

Reason: To ensure that no excavation, tipping, burning, storing of materials or any other activity takes place which would adversely affect the trees to be retained in accordance with policy NE.4 of the Bath and North East Somerset Local Plan and CP7 of the Core Strategy and NE6 of the emerging placemaking plan

3 Arboricultural (Compliance)

No development or other operations shall take place except in complete accordance with the approved Arboricultural Method Statement.

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

4 Highways (Compliance)

The areas allocated for parking and turning on the submitted plan 1612-AP(0)-12-B 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.

5 Highways - Construction Management Plan (Pre-commencement)

No development shall commence until a Construction Management Plan has been 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, working hours, site opening times, wheel wash facilities and site compound arrangements. The development shall thereafter be undertaken in accordance with the approved details.

Reason: To ensure that safe operation of the highway and in the interests of protecting residential amenity in accordance with Policies T.24 and D.2 of the Bath and North East

Somerset Local Plan. This is a condition precedent because any initial construction or demolition works could have a detrimental impact upon highways safety and/or residential amenity.

6 Ecology (Compliance)

The development hereby permitted shall be carried out only in accordance with the recommendations on pages 12 and 13 of the approved Extended Phase 1 Habitat Ecological Survey by Stark Ecology dated May 2016. Any new external lighting shall be designed to operated only when required and to avoid light spill onto boundary vegetation and hedgerows.

Reason: To avoid harm to wildlife including bats in accordance with policy NE.11 of the Bath and North East Somerset Local Plan and NE3 of the emerging placemaking plan

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:

OS plan 01 B
Existing site plan 02 B
Existing plans 03 A
Existing elevations 04 A
Existing roof plan 05
Existing parking arrangement and swept path analysis SPA02 B
Proposed site location plan 10 D
Proposed site plan 11 D
Proposed ground floor plan 12 C
Proposed first floor plan, second floor plan and roof plan 13 C
Proposed elevations 20 C
Proposed elevations 21 C
Landscape masterplan R001 PS
Proposed sections 30 C
Proposed parking bays SK01 B
Proposed parking bays swept path analysis SPA01 B

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:	07		
Application No:	16/05498/AR		
Site Location:	Bristol Water Visitor Centre & Tea Room, Walley Lane, Chew Magna, Bristol		
Ward: Chew Valley North	Parish: Chew Magna	LB Grade: N/A	
Application Type:	Advertisement Consent		
Proposal:	Display of 2no. externally illuminated entrance signs to replace previous signs to the entrance to Chew Valley Lake picnic area and Salt & Malt Cafe and public car park. (Resubmission)		
Constraints:	Affordable Housing, Airport Safeguarding Zones, Agric Land Class 1,2,3a, Area of Outstanding Natural Beauty, Coal - Standing Advice Area, Forest of Avon, Greenbelt, Land of recreational value, Special Area of Conservation (SAC), Special Protection Area, Site Of Special Scientific Interest (SI), SSSI - Impact Risk Zones, Water Source Areas,		
Applicant:	Mr Chris Eggleton		
Expiry Date:	10th February 2017		
Case Officer:	Martin Almond		

DECISION REFUSE

1 The proposed size, design, siting and external illumination of the signage is harmful to the rural character and natural amenity of the site, contrary to the requirements of Saved Policies BH.17, D.4 and NE.2 of the Bath and North East Somerset Local Plan (including mineral and waste policies) Adopted October 2007 and Policy NE2 of the draft Placemaking Plan 2016.

PLANS LIST:

This decision relates to drawings BLOCK PLAN, PROPOSED SIGNAGE, SIDE ELEVATION, TOP-DOWN ELEVATION, SITE LOCATION PLAN REVISED, SITE PLAN AND SITE LOCATION PLAN dated as received 10th November 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. Notwithstanding informal advice offered by the Local Planning Authority the submitted application was unacceptable for the stated reasons and the applicant was advised that the application was to be recommended for refusal. Despite this the applicant chose not to withdraw the application and having regard to the need to avoid unnecessary delay the Local Planning Authority moved forward and issued its decision.

Item No:	08	
Application No:	16/05771/FUL	
Site Location:	6 Fairways, Saltford, Bristol, Bath And North East Somerset	
Ward: Saltford	Parish: Saltford	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of single storey front extension, installation of 2no windows to side elevations and construction of additional parking area	
Constraints:	Affordable Housing, Airport Safeguarding Zones, Agric Land Class 3b,4,5, Forest of Avon, Housing Development Boundary, SSSI - Impact Risk Zones,	
Applicant:	Mr And Mrs B Organ	
Expiry Date:	10th February 2017	
Case Officer:	Emma Hardy	

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 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.

3 Materials (Compliance)

All external walling and roofing materials to be used shall be as stated on drawing No. 1626/02 or shall match those of the existing building in respect of type, size, colour, pointing, coursing, jointing, profile 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.

4 Highways - Bound/Compacted Surface Material (Compliance)

The vehicular access and parking area shall be constructed with a bound and compacted surfacing material (not loose stone or gravel).

Reason: To prevent loose material spilling onto the highway in the interests of highways safety in accordance with Policy T.24 of the Bath and North East Somerset Local Plan.

PLANS LIST:

Drawing No. 1626/01 (Existing Floor Plans and Elevations) and drawing No. 1626/02 (Proposed Floor Plans and Elevations) received 25/11/2016 and un-numbered 1:1250 OS site location plan received 29/11/2016.

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 or send it direct to 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.

Item No:	09		
Application No:	16/05508/FUL		
Site Location:	18 Upper Camden Place, Walcot, Bath, Bath And North East Somerset		
Ward: Lansdown	Parish: N/A	LB Grade: II	
Application Type:	Full Application		
Proposal:	Installation of proposed mansard roof and associated dormer windows to front and rear elevations		
Constraints:	Affordable Housing, Agric Land Class 3b,4,5, Article 4, Article 4, Article 4, Conservation Area, Forest of Avon, Hotspring Protection, Listed Building, MOD Safeguarded Areas, SSSI - Impact Risk Zones, World Heritage Site,		
Applicant:	Mrs Tracey Dean-Chalkley		
Expiry Date:	9th February 2017		
Case Officer:	Laura Batham		

Defer for site visit - to allow Members to understand the context of the site

Item No:	10		
Application No:	16/05509/LBA		
Site Location:	18 Upper Camden Place, Walcot, Bath, Bath And North East Somerset		
Ward: Lansdown	Parish: N/A	LB Grade: II	
Application Type:	Listed Building Consent (Alts/exts)		
Proposal:	Internal and external alterations to install mansard roof and associated dormer windows to front and rear elevations		
Constraints:	Affordable Housing, Agric Land Class 3b,4,5, Article 4, Article 4, Article 4, Conservation Area, Forest of Avon, Hotspring Protection, Listed Building, MOD Safeguarded Areas, SSSI - Impact Risk Zones, World Heritage Site,		
Applicant:	Mrs Tracey Dean-Chalkley		
Expiry Date:	9th February 2017		
Case Officer:	Laura Batham		

Defer for site visit - to allow Members to understand the context of the site

Item No:	11	
Application No:	16/05059/FUL	
Site Location:	5 Crown Hill, Upper Weston, Bath, Bath And North East Somerset	
Ward: Weston	Parish: N/A	LB Grade: II
Application Type:	Full Application	
Proposal:	Erection of single storey rear extension	
Constraints:	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, World Heritage Site,	
Applicant:	Mr A Pearce	
Expiry Date:	15th February 2017	
Case Officer:	Anna Jotcham	

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 Sedum roof (Compliance)

If, within a period of five years from the date of the development being completed, the sedum roof indicated on approved plan 497.17.A received 4 January 2017 dies, is removed or becomes seriously damaged or diseased it shall be replaced.

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 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:

19 Oct 2016 Drawing 497.21 BLOCK PLAN

14 Oct 2016 Drawing 497.1 EXISTING GROUND FLOOR PLAN

14 Oct 2016 Drawing 497.2 EXISTING FIRST FLOOR PLAN

14 Oct 2016 Drawing 497.3 EXISTING SECOND FLOOR PLAN

14 Oct 2016 Drawing 497.4 EXSITING SECTION

14 Oct 2016 Drawing 497.5.A EXISTING ELEVATIONS

4 Jan 2017 Drawing 497.16.A PROPOSED GROUND FLOOR
4 Jan 2017 Drawing 497.17.A PROPOSED SECTION
4 Jan 2017 Drawing 497.18.A PROPOSED ELEVATION

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 or send it direct to 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.

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:	12	
Application No:	16/05060/LBA	
Site Location:	5 Crown Hill, Upper Weston, Bath, Bath And North East Somerset	
Ward: Weston	Parish: N/A	LB Grade: II
Application Type:	Listed Building Consent (Alts/exts)	
Proposal:	Demolition of rear extensions and construction of new single-storey extension, replacement of dormer (front and rear) and casement (rear) windows and stone cleaning to front facade	
Constraints:	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, World Heritage Site,	
Applicant:	Mr A Pearce	
Expiry Date:	15th February 2017	
Case Officer:	Anna Jotcham	

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 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.

3 Stone cleaning (Compliance)

The development hereby permitted shall be carried out in accordance with the approved Stone Cleaning Assessment and Specification included within the 'Design, Philosophy and Access Statement' dated October 2016.

Reason: To safeguard the character and appearance of the building in accordance with Policy BH.2 of the Bath and North East Somerset Local Plan.

4 Stone Cleaning Sample (Bespoke Trigger)

No work shall commence on the stone cleaning hereby approved until a sample panel has been provided in-situ to establish the final parameters of the stone cleaning and approved in writing by the Local Planning Authority. The approved panel shall be kept on site for reference until the development is completed. Thereafter the work shall only be carried out in accordance with the approved sample panel.

Reason: To safeguard features of special architectural and historical interest and preserve the character and appearance of the building in accordance with Policy BH.2 of the Bath and North East Somerset Local Plan.

5 Mortar Mix (Bespoke Trigger)

No re-pointing / stone repair work shall be carried out until details of the specification for the mortar mix and a sample area of pointing / stone repair demonstrating colour, texture, jointing and finish have been provided in situ for the inspection and approval in writing by the Local Planning Authority and retained for reference until the work has been completed. Once approved the works shall be completed in accordance with the approved details.

Reason: To safeguard features of special architectural and historical interest and preserve the character and appearance of the building in accordance with Policy BH.2 of the Bath and North East Somerset Local Plan.

6 Extension - external glazing (Bespoke Trigger)

No installation of external glazing, shown on approved plan 497.18.A received 4 January 2017, shall commence until full details comprising appropriately scaled drawings and product specification have been submitted to and approved in writing by the Local Planning Authority. Thereafter the work shall only be carried out in accordance with the approved details.

Reason: To safeguard the character and appearance of the building in accordance with Policy BH.2 of the Bath and North East Somerset Local Plan.

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:

19 Oct 2016 Drawing 497.21 BLOCK PLAN

14 Oct 2016 Drawing 497.1 EXISTING GROUND FLOOR PLAN

14 Oct 2016 Drawing 497.2 EXISTING FIRST FLOOR PLAN

14 Oct 2016 Drawing 497.3 EXISTING SECOND FLOOR PLAN

14 Oct 2016 Drawing 497.4 EXISTING SECTION

14 Oct 2016 Drawing 497.5.A EXISTING ELEVATIONS

4 Jan 2017 Drawing 497.16.A PROPOSED GROUND FLOOR

4 Jan 2017 Drawing 497.17.A PROPOSED SECTION

4 Jan 2017 Drawing 497.18.A PROPOSED ELEVATION

14 Oct 2016 Drawing 497.19 WINDOW CASEMENT DETAILS
14 Oct 2016 Drawing 497.20 INTERNAL DOOR DETAILS

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 or send it direct to 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.

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.