

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

**8th March 2017**

**SITE VISIT DECISIONS**

<b>Item No:</b>	001	
<b>Application No:</b>	16/05094/FUL	
<b>Site Location:</b>	Beechen Cliff School , Kipling Avenue, Bear Flat, Bath	
<b>Ward:</b> Widcombe	<b>Parish:</b> N/A	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Extend bank southwards using existing on site spoil heap to create wider playing field.	
<b>Constraints:</b>	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,	
<b>Applicant:</b>	Beechen Cliff School	
<b>Expiry Date:</b>	16th December 2016	
<b>Case Officer:</b>	Chris Griggs-Trevarthen	

**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 material to be used in the construction of the extend bank shall be deposited on the site until a detailed 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 carport construction and landscaping operations and arboricultural supervision and monitoring. The statement should 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. No development or other operations shall thereafter take place except in complete accordance with the approved details.

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.

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.

### **3 No imported material (Compliance)**

No material from outside of the school grounds shall be used in the approved development.

Reason: To avoid the import of material onto the site in the interest of highways safety in accordance with policy T.24 of the Local Plan.

### **4 Restoration of current bank (Compliance)**

The land within the application site shall be laid to grass within 3 months of the date of this planning permission.

Reason: To ensure that the character and appearance of the important hillside is preserved in accordance with policies NE.1 and NE.3 of the Bath and North East Somerset Local Plan and policy CP6 of the Bath and North East Somerset Core Strategy and to ensure that the land is restored when the bank is not being actively constructed.

### **5 Program of works for future phases (Bespoke Trigger)**

No material to be used in any phase of the construction of the extend bank (as shown on drawing no. 2135-18 B) shall be deposited on the site until a program of works has been submitted to and approved in writing by the Local Planning Authority for that phase. The program of works shall include:

Details of the amount of material to be deposited;

Existing and proposed levels for that phase;

Details of the restoration of the land following that phase of the construction of the extended bank;

Details of the erection and removal of any means of enclosure; and,

A timetable for all of the above

That phase of the development shall thereafter be undertaken in accordance with the approved program of works.

Reason: To ensure that the character and appearance of the important hillside is preserved in accordance with policies NE.1 and NE.3 of the Bath and North East Somerset Local Plan and policy CP6 of the Bath and North East Somerset Core Strategy and to ensure that the land is restored when the bank is not being actively constructed.

### **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:**

2135-4C      Existing Plan

2135-18 B Proposed Site Plan with New Bank  
2135-19 Section AA  
2135-20 Section BB

## 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 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.

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.

## INFORMATIVES

1. For the avoidance of doubt, the Masterplan drawings which have been submitted alongside this application are not approved. No indication of support or otherwise for the proposals shown within the Masterplan shall be taken from this decision.

2. All surface water will be managed on site during and after construction so as not to increase flood risk to others

3. Wales & West Utilities has pipes in the area. Their apparatus may be affected and at risk during construction works. The promoter of these works should contact them directly

to discuss their requirements in detail before any works commence on site. Should diversion works be required these will be fully chargeable.

4. The issues highlighted in the PROW Response (dated 12th December 2016 and submitted on 13th December 2016) regarding the public rights of way on the site, must be addressed separately by the School. The Council requires the School to apply to the Public Rights of Way Team for a Diversion Order as soon as possible to address these issues.

<b>Item No:</b>	002		
<b>Application No:</b>	16/04499/FUL		
<b>Site Location:</b>	17 Station Road, Welton, Midsomer Norton, BA3 2AZ		
<b>Ward:</b> Midsomer Norton North	<b>Parish:</b> Midsomer Norton	<b>LB Grade:</b> N/A	
<b>Application Type:</b>	Full Application		
<b>Proposal:</b>	Erection of 6no. new dwellings following demolition of existing dwelling and outbuildings (resubmission) - revised plans		
<b>Constraints:</b>	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,		
<b>Applicant:</b>	Flower And Hayes Ltd		
<b>Expiry Date:</b>	12th January 2017		
<b>Case Officer:</b>	Tessa Hampden		

## **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 commence until a Detailed Arboricultural Method Statement with Tree Protection Plan following the recommendations contained within BS 5837:2012 has been submitted to and approved in writing by the Local Planning Authority. The arboricultural 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 include the control of potentially harmful operations such as site preparation (including demolition, clearance and level changes); the storage, handling and mixing of materials on site, burning, location of site office, service run locations including soakaway locations and movement of people and machinery. No development or other operations shall thereafter take place except in complete accordance with the approved details.

Reason: To ensure that trees to be retained are not adversely affected by the development proposals in accordance with Policy NE.4 of the Bath and North East Somerset Local Plan. 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.

### **3 Arboriculture - Compliance with Arb Method Statement (Pre-occupation)**

The approved development shall be carried out in accordance with the approved Arboricultural Method Statement and Tree Protection Plan. No occupation of the approved development shall commence until a signed certificate of compliance by the appointed Arboriculturalist has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that trees to be retained are not adversely affected by the development proposals in accordance with Policy NE.4 of the Bath and North East Somerset Local Plan. To ensure that the approved method statement is complied with for the duration of the development.

### **4 Hard and Soft Landscaping (Pre-occupation)**

No occupation shall commence until a hard and soft landscape scheme has been submitted to and approved in writing by the Local Planning Authority showing details of all trees, hedgerows and other planting to be retained; a planting specification to include numbers, size, species and positions of all new trees and shrubs, details of existing and proposed walls, fences, other boundary treatment and surface treatment of the open parts of the site, and a programme of implementation.

Reason: To ensure the provision of an appropriate landscape setting to the development in accordance with Policies D.2 and D.4 of the Bath and North East Somerset Local Plan.

### **5 Hard and Soft Landscaping (Compliance)**

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 (phasing) 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 in accordance with Policies D.2 and D.4 of the Bath and North East Somerset Local Plan.

### **6 Highways - Bound/Compacted Vehicle Access (Pre-occupation)**

No occupation of the development shall commence until the vehicular access has been 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.

## **7 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.

## **8 Highways - Residents Welcome Pack (Pre-occupation)**

No occupation of the approved development shall commence until a new resident's welcome pack has been issued to the first occupier/purchaser of each residential unit of accommodation. The new resident's welcome pack shall have previously been submitted to and approved in writing by the Local Planning Authority and shall include information of bus and train timetable information, information giving examples of fares/ticket options, information on cycle routes, a copy of the Travel Smarter publication, car share, car club information etc., to encourage residents to try public transport.

Reason: To encourage the use of public transport in the interests of sustainable development in accordance with Policy T.1 of the Bath and North East Somerset Local Plan

## **9 Highways - Visibility splays (Pre-occupation)**

The development hereby permitted shall not be occupied until the visibility splays shown on the submitted plan (F1123/116A submitted under ref.

15/03416/FUL) have been provided with no obstruction to visibility at or above a height of 600mm above the nearside carriageway level. The visibility splays shall thereafter be maintained free of obstruction at all times.

Reason: To ensure visibility is maintained in the interests of highways safety in accordance with Policy T.24 of the Bath and North East Somerset Local Plan.

## **10 Flood Risk and Drainage - Infiltration Testing (Pre-commencement)**

No development shall commence, except ground investigations and remediation, until infiltration testing and soakaway design in accordance with Building regulations Part H, section 3 (3.30) have been undertaken to verify that soakaways will be suitable for the development. If the infiltration test results demonstrate that soakaways are not appropriate, an alternative method of surface water drainage, shall be 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. This is a condition precedent because it is necessary to understand whether soakaways are appropriate prior to any initial construction works which may prejudice the surface water drainage strategy.

## **11 Flood Risk and Drainage - Surface Water Discharge Rates (Pre-commencement)**

No development shall commence, except ground investigations, until written confirmation from the sewerage company (Wessex Water) accepting the surface water discharge into their network including point of connection and rate has been submitted to the Local Planning Authority. If the sewerage company are not able to accept the proposed surface water discharge, an alternative method of surface water drainage, which has first been submitted to and approved in writing by the Local Planning Authority, shall be 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. This is a condition precedent because it is necessary to understand whether the discharge rates are appropriate prior to any initial construction works which may prejudice the surface water drainage strategy.

## **12 Flood Warning Evacuation Plan (Pre-occupation)**

No occupation of the development shall commence until a Flood Warning Evacuation Plan has been submitted to and approved in writing by the Local Planning Authority. This plan shall address the matters required pursuant to section 10 of the National Planning Policy Framework and the National Planning Practice Guidance. Thereafter the approved Flood Warning Evacuation Plan shall be implemented in perpetuity.

Reason: To limit the risk of flooding by ensuring the provision of satisfactory means of flood management and incident response on the site in accordance with paragraph 17 and section 10 of the National Planning Policy Framework.

## **13 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.

## **14 Ecological and Protected Species (Bats) Mitigation Scheme (Bespoke trigger)**

Prior to the commencement of any works including site clearance, demolition or construction on site, an Ecological and Protected Species (Bats) Mitigation Scheme, produced by a suitably experienced ecologist (licensed bat worker) shall be submitted to and approved by the Local Planning Authority. This shall be accompanied by either (a) a copy of the European Protected Species licence required for the works in accordance with the Habitat and Species Regulations 2010, or (b) written confirmation that the works do not require an European Protected Species licence, and shall also include:

1. Full and completed ecological and bat survey findings, including update surveys if applicable
2. Full details of proposed bat mitigation for example a European protected species licence application method statement, together with specifications for replacement bat roost provision, with full details to be shown on scale plans and drawings as applicable
3. Full details of all other necessary ecological and wildlife protection and mitigation
4. Details of proposed soft landscaping and lighting design, with the objective of providing suitable, dark, bat flight-corridor habitats, connecting roost locations to adjacent vegetation, and designed to encourage long term use of the roost spaces by bats and to minimise risk of roost failure.

The development shall thereafter be implemented only in accordance with the approved Ecological and Protected Species (Bats) Mitigation Scheme.

Reason: to safeguard ecology and protected species including bats and their roosts

#### **15 Ecological follow up report (Bespoke trigger)**

Prior to occupation of the development, an ecological follow-up report produced by a suitably experienced ecologist (licensed bat worker) confirming and demonstrating, using photographs where appropriate, that works have been carried out in accordance with the Ecological and

Protected Species (Bats) Mitigation Scheme, and all necessary ecological measures have been implemented and incorporated into the scheme, shall be submitted to the local planning authority and approved in writing prior to occupation of the development.

Reason: to ensure the ecological and protected species mitigation scheme is satisfactorily implemented

#### **16 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 dwelling(s) or other buildings 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 because further development could result in overdevelopment of the site.

#### **17 Noise Mitigation (Pre-occupation)**

No development shall take place on site until a scheme to protect future residents of plot 3 from noise has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved before the development is brought into use.

Reason: To ensure that the occupiers of this unit are protected against any noise from the adjacent commercial use.

### **18 Materials - Submission of Schedule and Samples (Bespoke Trigger)**

Notwithstanding the approved plans, 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.

### **19 Screening (Pre-occupation)**

The dwellings hereby approved shall not be occupied until details of all proposed boundary treatment has 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, and to protect residential amenity, 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.

### **20 Water Efficiency - Rainwater Harvesting (Pre-occupation)**

No occupation of the approved dwellings shall commence until a scheme for rainwater harvesting or other methods of capturing rainwater for use by residents (eg. Water butts) has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed in accordance with the approved details.

Reason: In the interests of water efficiency in accordance with Policy SCR5 of the Placemaking Plan.

### **21 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:**

Revised Drawing	15 Nov 2016	F1123/100F	PROPOSED SITE PLANS AND SECTION
15 Nov 2016	F1123/101E	PROPOSED SITE SECTION AND SCHEDULES	
15 Nov 2016	F1123/112D	PROPOSED PLANS AND ELEVATIONS PLOT	
15 Nov 2016	F1123/115D	PROPOSED PLANS AND SECTIONS PLOTS 5 AND	
15 Nov 2016	F1123/116D	PROPOSED SITE PLAN SHOWING VEHICULAR MOVEMENTS	

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](http://www.bathnes.gov.uk/cil)

Works or demolition must not commence to any buildings on the site until an EPS licence has been obtained.

### **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.

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.

<b>Item No:</b>	003		
<b>Application No:</b>	16/05508/FUL		
<b>Site Location:</b>	18 Upper Camden Place, Walcot, Bath, Bath And North East Somerset		
<b>Ward:</b> Lansdown	<b>Parish:</b> N/A	<b>LB Grade:</b> II	
<b>Application Type:</b>	Full Application		
<b>Proposal:</b>	Installation of proposed mansard roof and associated dormer windows to front and rear elevations		
<b>Constraints:</b>	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,		
<b>Applicant:</b>	Mrs Tracey Dean-Chalkley		
<b>Expiry Date:</b>	9th March 2017		
<b>Case Officer:</b>	Laura Batham		

## DECISION REFUSE

1 The proposed complete removal of the historic roof structure, the addition of a new and higher roof in mansard form, demolition and rebuild of the chimneys, would result in substantial harm to the listed building and this level of harm is not outweighed by any public benefits. The alterations would also cause harm to the character of the conservation area and world heritage site. As such the proposal is considered contrary to section 16 of the Planning (Listed Buildings and Conservation Areas) Act, Saved Local Plan Policies BH.2, BH.6, Policy B4 of the Core Strategy, Placemaking Plan Policy HE1 and the advice contained within the NPPF.

## PLANS LIST:

This decision relates to drawings 231/21 and location plan received on 11th November 2016 and 231/11 Rev. B and 231/1 Rev. D received on 16th February 2017.

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 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.

<b>Item No:</b>	004		
<b>Application No:</b>	16/05509/LBA		
<b>Site Location:</b>	18 Upper Camden Place, Walcot, Bath, Bath And North East Somerset		
<b>Ward:</b> Lansdown	<b>Parish:</b> N/A	<b>LB Grade:</b> II	
<b>Application Type:</b>	Listed Building Consent (Alts/exts)		
<b>Proposal:</b>	Internal and external alterations to install mansard roof and associated dormer windows to front and rear elevations		
<b>Constraints:</b>	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,		
<b>Applicant:</b>	Mrs Tracey Dean-Chalkley		
<b>Expiry Date:</b>	9th March 2017		
<b>Case Officer:</b>	Laura Batham		

## DECISION REFUSE

1 The proposed complete removal of the historic roof structure, the addition of a new and higher roof in mansard form, demolition and rebuild of the chimneys, associated alterations to the plan form of the building and upgrading of historic fabric to meet building regulations as a result of the changes would result in substantial harm to the listed building and this level of harm is not outweighed by any public benefits. As such the proposal is considered contrary to section 16 of the Planning (Listed Buildings and Conservation Areas) Act, Saved Local Plan Policy BH.2, Placemaking Plan Policy HE1 and the advice contained within the NPPF.

## PLANS LIST:

This decision relates to drawings 231/21 and location plan received on 11th November 2016 and 231/11 Rev. B and 231/1 Rev. D received on 16th February 2017.

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 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.