

BATH AND NORTH EAST SOMERSET COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE

5th April 2017

SITE VISIT DECISIONS

Item No:	001		
Application No:	16/06124/FUL		
Site Location:	14 Audley Grove, Lower Weston, Bath, Bath And North East Somerset		
Ward: Kingsmead	Parish: N/A	LB Grade: N/A	
Application Type:	Full Application		
Proposal:	Erection of 1 no. dwelling, car parking and associated landscaping in rear garden of existing dwelling.		
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, SSSI - Impact Risk Zones, World Heritage Site,		
Applicant:	Mrs A Chippendale		
Expiry Date:	10th March 2017		
Case Officer:	Emma Hardy		

DECISION Delegate to permit subject to amended plan being received moving the rear fence line to the west.

Item No:	002		
Application No:	16/05888/FUL		
Site Location:	3 Streamside, Chew Magna, Bristol, Bath And North East Somerset		
Ward: Chew Valley North	Parish: Chew Magna	LB Grade: N/A	
Application Type:	Full Application		
Proposal:	Erection of front and side extension to create house access from road level, rear single storey extension and associated works		
Constraints:	Affordable Housing, Airport Safeguarding Zones, Agric Land Class 1,2,3a, Coal - Standing Advice Area, Conservation Area, Forest of Avon, Greenbelt, SSSI - Impact Risk Zones,		
Applicant:	Mr Geoff Jones		
Expiry Date:	7th April 2017		
Case Officer:	Samantha Mason		

DECISION REFUSE

1 The proposal constitutes inappropriate development within the Green Belt. The proposal is therefore contrary to saved policies GB.2 and HG.15 of the Bath and North East Somerset Local Plan, including minerals and waste policies, adopted October 2007, Core Strategy Policy CP.8, emerging Placemaking Plan Policies GB.1 and GB.3, and guidance in the National Planning Policy Framework.

PLANS LIST:

This decision relates to the following plans:

02 Dec 2016 Location Plan
16 Mar 2017 200 REV 1 Revised Site Layout
02 Dec 2016 Sca 1607 005 Rev0 Proposed Floor Plan
02 Dec 2016 Sca 1607 006 Rev0 Proposed Roof Plan
02 Dec 2016 Sca 1607 007 Rev0 Proposed Elevations

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.