

BATH AND NORTH EAST SOMERSET COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE

5th April 2017

DECISIONS

Item No:	01	
Application No:	16/04818/ERE03	
Site Location:	Bath Quays South Development Site, Riverside Business Park, Westmoreland, Bath	
Ward: Widcombe	Parish: N/A	LB Grade: N/A
Application Type:	Reg03 app with EIA attached	
Proposal:	Mixed-use development of land bounded by Lower Bristol Road, Riverside Court, River Avon and Maritime House with vehicular access via Riverside Road and Lower Bristol Road comprising:	
	(1) Detailed Application for the erection of an office building (Use Class B1 - 5,017sqm GIA), change of use of and alterations to Newark Works and adjacent buildings to provide Creative Employment Workspace (Use Class B1, A1, A3, D1, D2, - 4,539sqm GIA, non-B1 uses not more than 10% of the total floor area).	
	(2) Outline Application (Access, Layout and Scale to be approved) for the erection of building(s) to accommodate up to 5,027sqm of residential accommodation (up to 60 no of units, Use Class C3), and up to 193sqm GIA of retail space (Use Class A1, A2 or A3).	
	Associated development comprising demolition of existing buildings, provision of new public realm, landscaping and infrastructure works.	
Constraints:	Affordable Housing, Agric Land Class 3b,4,5, Air Quality Management Area, Article 4, Article 4, Article 4, Bath Core Office Area, Bath Enterprise Area, British Waterways Major and EIA, British Waterways Minor and Householders, Conservation Area, Contaminated Land, Flood Zone 2, Flood Zone 3, Forest of Avon, Sites with Planning Permission, Hotspring Protection, Listed Building, LLFA - Flood Risk Management, MOD Safeguarded Areas, River Avon and Kennet & Avon Canal, Site Of Special Scientific Interest (SI), SSSI - Impact Risk Zones, World Heritage Site,	
Applicant:	Bath And North East Somerset Council	
Expiry Date:	30th January 2017	
Case Officer:	Gwilym Jones	

DECISION Delegate to permit subject to a scheme viability review mechanism and amendments to conditions.

Item No:	02	
Application No:	16/04819/REG13	
Site Location:	Bath Quays South Development Site, Riverside Business Park, Westmoreland, Bath	
Ward: Widcombe	Parish: N/A	LB Grade: N/A
Application Type:	Regulation 13 Application	
Proposal:	Internal and external alterations to Newark Works (including West Machine Shop and Smithy) and demolition of Foundry and Boiler House.	
Constraints:	Affordable Housing, Agric Land Class 3b,4,5, Air Quality Management Area, Article 4, Article 4, Article 4, Bath Core Office Area, Bath Enterprise Area, British Waterways Major and EIA, British Waterways Minor and Householders, Conservation Area, Contaminated Land, Flood Zone 2, Flood Zone 3, Forest of Avon, Sites with Planning Permission, Hotspring Protection, Listed Building, LLFA - Flood Risk Management, MOD Safeguarded Areas, River Avon and Kennet & Avon Canal, Sites of Nature Conservation Interest, SSSI - Impact Risk Zones, World Heritage Site,	
Applicant:	Bath And North East Somerset Council	
Expiry Date:	30th January 2017	
Case Officer:	Gwilym Jones	

DECISION Delegate to permit subject to conditions

Item No:	03	
Application No:	16/05772/FUL	
Site Location:	40 Bloomfield Park, Bloomfield, Bath, Bath And North East Somerset	
Ward: Lyncombe	Parish: N/A	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of eight apartments with associated parking and landscaping following demolition of existing detached house and garage (Resubmission)	
Constraints:	Affordable Housing, Agric Land Class 1,2,3a, Article 4, Conservation Area, Forest of Avon, Hotspring Protection, MOD Safeguarded Areas, SSSI - Impact Risk Zones, World Heritage Site,	
Applicant:	Juniper Homes (South West) Limited	
Expiry Date:	20th January 2017	
Case Officer:	Chris Griggs-Trevarthen	

Defer for site visit – to allow Members to understand the context of the site.

Item No:	04	
Application No:	16/04249/FUL	
Site Location:	Agricultural Haulage Building And Yard, Pinkers Farm, Middle Street, East Harptree	
Ward: Mendip	Parish: East Harptree	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Demolition of Agricultural buildings and erection of 8no dwellings	
Constraints:	Affordable Housing, Airport Safeguarding Zones, Agric Land Class 1,2,3a, Area of Outstanding Natural Beauty, Conservation Area, Housing Development Boundary, SSSI - Impact Risk Zones, Water Source Areas,	
Applicant:	The Johnson Group	
Expiry Date:	21st April 2017	
Case Officer:	Chris Griggs-Trevarthen	

DECISION Delegate to PERMIT subject to applicant entering into S106 agreement.

Item No:	05	
Application No:	17/00067/FUL	
Site Location:	Courtney House , 14 Van Diemen's Lane, Lansdown, Bath	
Ward: Lansdown	Parish: N/A	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of detached dwelling with associated underground parking, drainage and hard and soft landscaping following demolition of existing dwelling	
Constraints:	Affordable Housing, Agric Land Class 1,2,3a, Article 4, Forest of Avon, Hotspring Protection, MOD Safeguarded Areas, SSSI - Impact Risk Zones, World Heritage Site,	
Applicant:	Mr Nick Sandy	
Expiry Date:	3rd March 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 (Bespoke Trigger)

The development hereby approved shall be constructed in the materials annotated on the approved plans.

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 - 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.

5 Bound/Compacted Turning Space (Pre-occupation)

No occupation of the development shall commence until the vehicular access, parking and turning areas have been constructed with a bound and compacted surface material (not loose stone or gravel).

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

PLANS LIST:

This decision is based on the following drawings and information:

D100-01 Existing Location and Block Plan, D100002B Existing Site Plan, D10003 Existing Floor Plans, D10004 Existing Loft and Roof Plan, D10005A Existing Sections AA & BB, D10006A Existing Elevations, D100007B Existing Site Sections, D10012G Proposed Site Plan, D10013M Proposed Ground Floor Plan, D10014L Proposed First Floor Plan, D10015D Proposed Roof Plan, D10016D General Section, D10017G Proposed Site Sections, D10018F Proposed North and South Elevations, D10019F Proposed East Elevation, D10020F Proposed West Elevation, 1007 P101 3D View From Front Terrace Area (South East Elevation), 1007 P102 3D View From Van Diemen's Lane (South East), 3D View From Rear Garden (North + East Elevation), Design and Access Statement and Planning Statement received 6/1/2017, WS73/01 Front Garden Layout Plan and WS73/01 Rear Garden Layout Plan received 10/3/2017 and un-numbered Landscape Perspective Drawing received 15/3/2017.

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

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:	06
Application No:	16/05632/FUL
Site Location:	Cleveland Bath Cleveland Row, Hampton Row, Bathwick, Bath
Ward: Walcot	Parish: N/A LB Grade: N/A
Application Type:	Full Application
Proposal:	Restoration of historic open-air public swimming pool and associated facilities.
Constraints:	Affordable Housing, Agric Land Class 3b,4,5, Article 4, Article 4, Article 4, British Waterways Major and EIA, British Waterways Minor and Householders, Conservation Area, Flood Zone 2, Flood Zone 3, Forest of Avon, Hotspring Protection, Listed Building, LLFA - Flood Risk Management, MOD Safeguarded Areas, River Avon and Kennet & Avon Canal, SSSI - Impact Risk Zones, World Heritage Site,
Applicant:	Cleveland Pools Trust
Expiry Date:	20th January 2017
Case Officer:	Adrian Neilson

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 External Lighting (Bespoke Trigger)

Lighting for the development hereby permitted shall be installed and operated thereafter so that lux levels fall within the predicted light spill levels shown on the external lighting isoline drawing number CP-HYD-XX-GF-DR-E-2001 Revision PO1 by Hydrock dated 22nd February 2017. Prior to installation of new lighting, full details of proposed lighting

design must be first submitted to and approved in writing by the LPA. These details shall include:

1. Full specifications of proposed lighting including spectral composition and colour temperature of lamps and plans showing numbers, types, positions and heights of lamps
2. A lux contour plan showing predicted light spill levels arising from the proposed lighting scheme, which shall not exceed the predicted lux levels as shown on the approved plan CP-HYD-XXGF- DR-E-2001 Revision PO1 dated 22nd February 2017
3. details of all measures that shall be incorporated into the scheme to minimise light spill onto vegetation and avoid light spill onto adjacent land, thus minimising impacts on bats and other wildlife; for example, through use of: "warm white" LED; directional lighting, baffles and screening; time switches and remote sensors; adherence to specified times of use and use of dimming regimes.

Upon approval in writing, the details shall be implemented and thereafter the development shall be operated in accordance with the approved details.

Reason: to avoid harm to protected species including bats and reptiles and to avoid harm to existing and retained habitats

4 Wildlife Protection Scheme (Bespoke Trigger)

No development shall take place until full details of a Wildlife Protection Scheme have been submitted to and approved in writing by the local planning authority. These details shall include:

- (i) Findings of all necessary repeat or update surveys and pre-commencement checks for protected species, and/or proposed methods and scope of pre-commencement survey and proposed means of notification of the outcome of these to the LPA, prior to commencement of works.
- (ii) A method statement providing details of all proposed precautionary working methods, protection measures and construction materials necessary for the avoidance of harm to bats and their habitats.
- (iii) Details of a scheme designed to avoid harm to slow-worms and other reptiles, to include details and a mapped site boundary of proposed reptile translocation receptor site/s or provision of suitable retained reptile habitat within the site, as applicable.
- (iv) Proposed monitoring of the translocated rigid hornwort and proposed reporting of monitoring findings.
- (v) Details of all other necessary measures to avoid harm to wildlife and retained habitats and avoidance of harm to adjacent habitats including the River Avon.

All works within the scheme shall be carried out in accordance with the approved details, unless otherwise approved in writing by the local planning authority.

Reason: to avoid harm to protected species including bats and reptiles and to avoid harm to existing and retained habitats.

5 Demonstration of Compliance (Bespoke Trigger)

The development hereby permitted shall be carried out only in accordance with the approved Wildlife Protection Scheme. A report by a suitably experienced ecologist

confirming and demonstrating, through written confirmation and use of photographs, implementation of the each of the measures required by the Scheme shall be submitted to the local planning authority and approved in writing prior to use of the development.

Reason: to demonstrate satisfactory implementation of all necessary measures to avoid harm to ecology and protected species.

6 Flood Emergency Plan (Bespoke Trigger)

No occupation of the development shall commence until a Flood Emergency 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 Emergency 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.

7 Noise Assessment (Bespoke Trigger)

The applicant shall submit a noise assessment to determine the impact arising from the construction and operational phases of the development. The assessment shall make reference to appropriate national guidance and standards and shall propose appropriate methods of noise mitigation. The proposed mitigation measures shall be fully implemented and maintained.

Reason: To protect neighbouring residents from noise arising from the construction and operation of the development.

8 Arboricultural Method Statement with Tree Protection Plan (Bespoke Trigger)

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.

9 Arboricultural Certificate of Compliance (Bespoke Trigger)

No occupation of the development shall commence until a signed certificate of compliance with the Arboricultural Method Statement and tree protection plan 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.

10 Hard and Soft Landscape Scheme (Bespoke Trigger)

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; finished ground levels; a planting specification to include numbers, density, 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.

11 Hard and Soft Landscape Scheme (Bespoke Trigger)

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; finished ground levels; a planting specification to include numbers, density, 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.

12 Landscape Management Plan (Bespoke Trigger)

No development shall take place until a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority in consultation with the Environment Agency.

The scheme shall include the following elements:

- o detail extent and type of new planting
- o details of maintenance regimes
- o details of any new habitat created on site
- o details of treatment of site boundaries and/or buffers around water bodies
- o details of management responsibilities

Reason: This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in line with national planning policy.

13 Flood Risk Assessment (Bespoke Trigger)

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) and the following mitigation measures detailed within the FRA:

- 1) Inclusion of all resistance/resilience measures detailed within section 6.3 of the FRA.
- 2) Toilet and storage block in the north east corner must be of a floodable design and not adversely affect flood flows.

The mitigation measures shall be fully implemented prior to occupation and maintained for the lifetime of development unless otherwise agreed in writing, by the local planning authority in consultation with the Environment Agency.

Reason: To reduce the risk of flooding to the proposed development and future occupants.

14 Flood Safety and Occupation of Cottage (Compliance)

The onsite accommodation cottage shall only be used as accommodation ancillary to the use of the pools. The ancillary accommodation shall not be occupied until such time as the high level walkway has been installed providing access/egress to higher ground.

Reason: Self-contained residential accommodation is inappropriate in this area and to allow for safe access/egress to occupants during times of flood.

15 Floodplain Compensation Storage (Bespoke Trigger)

No development shall take place until a scheme for the provision of floodplain compensation storage has been submitted, and approved in writing by the Local Planning Authority in consultation with the Environment Agency. The operation of the scheme shall thereafter be carried out in accordance with the approved details.

Reason: To prevent any increase in flood risk elsewhere as a result of this development.

16 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.

PLANS LIST:

CPT 1000A, CPT 1001A, CPT 1002A, CPT 1003A, CPT 1200A, CPT 1201A, CPT 1202A, CPT 1203, CPT 2001A, CPT 2002A, CPT 2003B, CPT 2004A, CPT 2005A, CPT 2006A, CPT 2200, CPT 2201A, CPT 2202, CPT 2203, CPT 2501, CPT 3200, CPT 3201, CPT 3202, CPT 3203, CPT 3204, CPT 3205, CPT 3206, CPT 3207, CPT 3208, CPT 3209, CPT 3210, CPT 3220, CPT 3800, CPT 3900, CPT 3901, CPT 3902, CPT 4000(1), AQUATIC VEGETATION SURVEY, BAT DETECTOR SURVEY, BAT SEARCH SURVEY, PHASE ONE HABITAT SURVEY, REPTILE SURVEY, RIGID HONWORT TRANSLOCATION, CONSERVATION MANAGEMENT PLAN, DESIGN AND ACCESS STATEMENT, HERITAGE STATEMENT, PLANNING STATEMENT, TRAVEL PLAN, PROJECT DEVELOPMENT AND COMMUNITY ENGAGEMENT and CONSERVATION MANAGEMENT PLAN GAZETTEER date stamped 17 November 2016.

C151598 5001 B, C151598 5002 B, CPT 2000B, CPT 2500A, CPT 3221A, CPT 3222A, 181/4050/2, DIA.174_REV.4, CONSTRUCTION OPTIONS and OPERATING STATEMENT date stamped 20 February 2017.

CP-HYD-XX-GF-DR-E-2001 Rev P01 date stamped 22 February 2017.

CP-HYD-XX-ZZ-DR-M-4000 and CP-HYD-XX-ZZ-DR-ME-9000, CONSTRUCTION ACCESS OPTIONS PLAN, EMERY CONSTRUCTION MANAGEMENT PLAN, ACCESS OPTIONS, CPT 3223A and email correspondence date stamped 16 March 2017.

DECISION TAKING 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 revised and submitted proposals was taken and permission 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 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.

Environment Agency Informative

Under the Environmental Permitting (England and Wales) Regulations 2010 permission from the Environment Agency may be required should any site/site infrastructure works take place in, under, over or within 8 metres of the bank top of the River Avon, a designated main river. This was formerly called a Flood Defence Consent. Some activities are also now excluded or exempt. A permit is separate to and in addition to any planning permission granted. Further details and guidance are available on the GOV.UK website: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

Under the terms of the Water Resources Act 1991, an Abstraction Licence may be required from the Environment Agency for the abstraction of water from any inland water or underground strata. This is dependent on water resource availability and may not be granted.

Item No:	07
Application No:	16/05633/LBA
Site Location:	Cleveland Bath Cleveland Row, Hampton Row, Bathwick, Bath
Ward: Walcot	Parish: N/A LB Grade: N/A
Application Type:	Listed Building Consent (Alts/exts)
Proposal:	Internal and external alterations for restoration of historic open-air public swimming pool and associated facilities
Constraints:	Affordable Housing, Agric Land Class 3b,4,5, Article 4, Article 4, Article 4, British Waterways Major and EIA, British Waterways Minor and Householders, Conservation Area, Flood Zone 2, Flood Zone 3, Forest of Avon, Hotspring Protection, Listed Building, LLFA - Flood Risk Management, MOD Safeguarded Areas, River Avon and Kennet & Avon Canal, SSSI - Impact Risk Zones, World Heritage Site,
Applicant:	Cleveland Pools Trust
Expiry Date:	18th January 2017
Case Officer:	Adrian Neilson

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 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 External Lighting (Bespoke Trigger)

Lighting for the development hereby permitted shall be installed and operated thereafter so that lux levels fall within the predicted light spill levels shown on the external lighting isoline drawing number CP-HYD-XX-GF-DR-E-2001 Revision PO1 by Hydrock dated 22nd February 2017. Prior to installation of new lighting, full details of proposed lighting design must be first submitted to and approved in writing by the LPA. These details shall include:

1. Full specifications of proposed lighting including spectral composition and colour temperature of lamps and plans showing numbers, types, positions and heights of lamps
2. A lux contour plan showing predicted light spill levels arising from the proposed lighting scheme, which shall not exceed the predicted lux levels as shown on the approved plan CP-HYD-XXGF- DR-E-2001 Revision PO1 dated 22nd February 2017
3. details of all measures that shall be incorporated into the scheme to minimise light spill onto vegetation and avoid light spill onto adjacent land, thus minimising impacts on bats and other wildlife; for example, through use of: "warm white" LED; directional lighting, baffles and screening; time switches and remote sensors; adherence to specified times of use and use of dimming regimes.

Upon approval in writing, the details shall be implemented and thereafter the development shall be operated in accordance with the approved details.

Reason: to provide a sensitive lighting scheme that avoids harm to bat activity and other wildlife.

4 Wildlife Protection Scheme (Bespoke Trigger)

No development shall take place until full details of a Wildlife Protection Scheme have been submitted to and approved in writing by the local planning authority. These details shall include:

- (i) Findings of all necessary repeat or update surveys and pre-commencement checks for protected species, and/or proposed methods and scope of pre-commencement survey

and proposed means of notification of the outcome of these to the LPA, prior to commencement of works.

(ii) A method statement providing details of all proposed precautionary working methods, protection measures and construction materials necessary for the avoidance of harm to bats and their habitats.

(iii) Details of a scheme designed to avoid harm to slow-worms and other reptiles, to include details and a mapped site boundary of proposed reptile translocation receptor site/s or provision of suitable retained reptile habitat within the site, as applicable.

(iv) Proposed monitoring of the translocated rigid hornwort and proposed reporting of monitoring findings.

(v) Details of all other necessary measures to avoid harm to wildlife and retained habitats and avoidance of harm to adjacent habitats including the River Avon.

All works within the scheme shall be carried out in accordance with the approved details, unless otherwise approved in writing by the local planning authority.

Reason: to avoid harm to protected species including bats and reptiles and to avoid harm to existing and retained habitats.

5 Demonstration of Compliance (Bespoke Trigger)

The development hereby permitted shall be carried out only in accordance with the approved Wildlife Protection Scheme. A report by a suitably experienced ecologist confirming and demonstrating, through written confirmation and use of photographs, implementation of the each of the measures required by the Scheme shall be submitted to the local planning authority and approved in writing prior to use of the development.

Reason: to demonstrate satisfactory implementation of all necessary measures to avoid harm to ecology and protected species.

6 Archaeology - Historic Building Recording: Recording of Upper Pool (Bespoke Trigger)

No development or demolition shall commence of the upper pool site, except archaeological investigation work, until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The programme of archaeological work should provide a record of those parts of the building(s), which are to be demolished, disturbed or concealed by the proposed development, and shall be carried out by a competent person(s) and completed in accordance with the approved written scheme of investigation.

Reason: The site is within an area of significant archaeological interest and the Council will wish to examine and record items of interest discovered. This is a condition precedent because archaeological remains and features may be damaged by the initial development works.

7 Stone Cleaning Sample (Pre-commencement)

No work shall commence on the stone cleaning 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.

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

Prior to the installation and application of internal and external materials and finishes a detailed schedule and samples of the materials and finishes to be used including roofing, rainwater goods, walling including mortar, metalwork, floor surfaces including natural stone and limecrete and paint finishes 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.

PLANS LIST:

CPT 1000A, CPT 1001A, CPT 1002A, CPT 1003A, CPT 1200A, CPT 1201A, CPT 1202A, CPT 1203, CPT 2001A, CPT 2002A, CPT 2003B, CPT 2004A, CPT 2005A, CPT 2006A, CPT 2200, CPT 2201A, CPT 2202, CPT 2203, CPT 2501, CPT 3200, CPT 3201, CPT 3202, CPT 3203, CPT 3204, CPT 3205, CPT 3206, CPT 3207, CPT 3208, CPT 3209, CPT 3210, CPT 3220, CPT 3800, CPT 3900, CPT 3901, CPT 3902, CPT 4000(1), AQUATIC VEGETATION SURVEY, BAT DETECTOR SURVEY, BAT SEARCH SURVEY, PHASE ONE HABITAT SURVEY, REPTILE SURVEY, RIGID HONWORT TRANSLOCATION, TRAVEL PLAN, CONSERVATION MANAGEMENT PLAN, DESIGN AND ACCESS STATEMENT, HERITAGE STATEMENT, PLANNING STATEMENT and CONSERVATION MANAGEMENT PLAN GAZETTEER date stamped 17 November 2016.

OPERATING STATEMENT date stamped 2 February 2017.

181/4050/2, C151598 5001 B, C151598 5002 B, CPT 2000B, CPT 2500A, CPT 3221A, CPT 3222A, CPT 3223A and DIA.174_REV.4, 181/4050/2, CONSTRUCTION OPTIONS, date stamped 20 February 2017.

K & A CANAL NEW BENCHES AND CYCLE PARKING LOCATIONS (TC8762/031) date stamped 2 March 2017.

CP-HYD-XX-GF-DR-E-2001 Rev P01 date stamped 2 March 2017.

CP-HYD-XX-ZZ-DR-M-4000 and CP-HYD-XX-ZZ-DR-ME-9000 date stamped 15 March 2017.

DECISION TAKING 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 revised and 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 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.

Item No:	08	
Application No:	16/06062/FUL	
Site Location:	Closed Public Toilets, Claverton Street, Widcombe, Bath	
Ward: Widcombe	Parish: N/A	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of 2 storey office building following demolition of existing former WC Block.	
Constraints:	Affordable Housing, Agric Land Class 3b,4,5, Air Quality Management Area, Article 4, Article 4, Article 4, British Waterways Major and EIA, British Waterways Minor and Householders, Conservation Area, Forest of Avon, Hotspring Protection, MOD Safeguarded Areas, SSSI - Impact Risk Zones, Water Source Areas, World Heritage Site,	
Applicant:	HamburyHird Design Ltd	
Expiry Date:	14th February 2017	
Case Officer:	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 (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 statement should include all trees within the site and on the boundary of the site within neighbouring properties whose canopies and/or Root Protection Areas lie within or encroach upon the site or any access routes to it; 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; the burning of materials on site; the location of site office; service run locations including soakaway locations; and the 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 2007 and Policy NE6 of the Bath and North East Somerset draft Placemaking Plan 2015. 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 Tree replacement - off site contribution (Pre occupation)

Prior to the occupation of the development hereby approved the replacement planting of two trees off site shall be secured in line with the details contained in the Bath and North East Somerset Council revised Planning Obligations Supplementary Planning Document, adopted on 6th April 2015 Section 3.5. The level of contributions required shall be set at £735.28 per tree £1,470.56.

Reason - to ensure that the adverse impact of the development proposals on existing off site trees on public land is mitigated through the planting and establishment of replacement tree planting.

4 Nesting Bird Protection (Bespoke Trigger)

No removal of trees hedges or shrubs shall take place between 1st March and 31st August unless a Survey to assess the nesting bird activity on the site during this period and a Scheme to protect the nesting birds has been submitted to and approved in writing by the Local Planning Authority. No tree hedge or shrub shall be removed between 1st March and 31st August other than in accordance with the approved bird nesting protection scheme.

Reason: To protect nesting birds and prevent ecological harm in accordance with NE.11 of the Bath and North East Somerset Local Plan

5 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.

6 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.

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:

14 Dec 2016	188.001	EXISTING LAYOUT & SITE PLAN
14 Dec 2016	188.002	EXISTING ELEV AA, BB, CC
14 Dec 2016	188.050	PROPOSED DEMOLITIONS
14 Dec 2016	188.100	PROPOSED GROUND FLOOR LAYOUT
14 Dec 2016	188.102	PROPOSED ROOF PLAN
14 Dec 2016	188.200	PROPOSED SITE ELEVATION
14 Dec 2016	188.201	PROPOSED FRONT ELEVATION A
14 Dec 2016	188.203	PROPOSED SIDE ELEVATION C
14 Dec 2016	188.204	PROPOSED REAR ELEVATION D
06 Feb 2017	188.101 (A)	PROPOSED FIRST FLOOR PLAN
06 Feb 2017	188.202 (A)	PROPOSED SIDE ELEVATION B

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

This permission does not convey or imply any civil or legal consents required to undertake the works.

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.

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.

Item No:	09	
Application No:	16/01365/FUL	
Site Location:	Hillside Garage , 243 Englishcombe Lane, Southdown, Bath	
Ward: Southdown	Parish: N/A	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of 3No. new dwellings following demolition of 11No. lock-up garages.	
Constraints:	Affordable Housing, Agric Land Class 3b,4,5, Article 4, Forest of Avon, Hotspring Protection, LLFA - Flood Risk Management, MOD Safeguarded Areas, SSSI - Impact Risk Zones, World Heritage Site,	
Applicant:	BHR Properties Limited	
Expiry Date:	7th April 2017	
Case Officer:	Alice Barnes	

DECISION REFUSE

1 The proposed dwellings by reason of their siting, height and design will result in a dominant and overbearing impact to the neighbouring properties within Marsden Road. The development is therefore considered to result in a loss of amenity of the neighbouring occupiers. The proposed development is therefore contrary to policy D.2 of the Bath and North East Somerset Local plan and policy D.6 of the emerging placemaking plan

2 The proposed development by reason of its height, scale and mass is considered to result in overdevelopment of a backland plot resulting in a development which is harmful to the character and appearance of the area. The proposed development is therefore contrary to policy D.2 and D.4 of the Bath and North East Somerset Local plan and policies D.2, D.5 and D.7 of the emerging placemaking plan

3 The proposed development, due to the narrow access road, cannot accommodate large vehicles accessing the site. There is no pavement within the access to the site which will also lead to conflict between pedestrians and vehicles. The development will fail to provide an adequate collection area for waste and recycling. The proposed development

is considered to result in severe harm to highway safety. The development is therefore contrary to policy T.24 of the Bath and North East Somerset Local plan and ST.7 of the emerging placemaking plan.

PLANS LIST:

Site and location plans LA-001
 Existing block plan LA-002
 Existing elevations 1 LA-002
 Existing elevations 2 LA-004
 Proposed site plan LA-005 rev D
 Units 1-3 Ground floor plan LA-006 rev C
 Units 1-3 First floor plan LA-007 rev C
 Units 1-3 Second floor plan LA-008 rev C
 Units 1-3 Front north west elevation LA-009 rev C
 Units 1-3 Rear south west elevation LA-010 rev C
 Units 1-3 Side (north east) elevation LA-011 rev C
 Units 1-3 Side (south west) elevation LA-012 rev C
 Section AA LA - 013 rev C
 Section BB - LA -014 rev C
 Bike storage LA-019
 Proposed site plan LA-020

In determining this application the Local Planning Authority considers it has complied with the aims of paragraphs 186 and 187 of the National Planning Policy 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 by the members of the development management committee for the reasons given and having regard to the need to avoid unnecessary delay the Local Planning Authority moved forward and issued its decision.

Item No:	10		
Application No:	16/06234/FUL		
Site Location:	Eastwick Farm , Wick Lane, Stanton Wick, Bristol		
Ward: Clutton	Parish: Stanton Drew	LB Grade: N/A	
Application Type:	Full Application		
Proposal:	Replacement Barn Dwelling (Retrospective)		
Constraints:	Affordable Housing, Airport Safeguarding Zones, Agric Land Class 1,2,3a, Coal - Standing Advice Area, Forest of Avon, Greenbelt, SSSI - Impact Risk Zones,		
Applicant:	Mr & Mrs Winstone		
Expiry Date:	16th March 2017		
Case Officer:	Alice Barnes		

DECISION Delegate to permit subject to advertisement as a departure.

Item No:	11	
Application No:	16/05505/FUL	
Site Location:	10 Entry Hill, Combe Down, Bath, Bath And North East Somerset	
Ward: Lyncombe	Parish: N/A	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of 1no.dwelling (Revised proposal)	
Constraints:	Agric Land Class 3b,4,5, Article 4, Conservation Area, Forest of Avon, Hotspring Protection, MOD Safeguarded Areas, Sites of Nature Conservation Interest, SSSI - Impact Risk Zones, World Heritage Site,	
Applicant:	Walters Developments	
Expiry Date:	5th April 2017	
Case Officer:	Samantha Mason	

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 Sample Panel - Walling (Bespoke Trigger)

Notwithstanding the information shown on the submitted plans, the external stone walling shall be natural limestone.

No construction of the external walls of the development shall commence until a sample panel of all external walling materials to be used has been erected on site, approved in writing by the Local Planning Authority, and kept on site for reference until the development is completed. The development shall be undertaken 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 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.

4 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.

5 Arboricultural Method Statement and Tree Protection Plan (Pre-commencement)

No development or ground preparation shall take place until a Detailed Arboricultural Method Statement with Tree Protection Plan has been submitted to and approved in writing by the Local Planning Authority. The final 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. The statement should also include the control of potentially harmful operations such as the storage, handling and mixing of materials on site, burning, above and below ground service run locations and movement of people and machinery.

Reason: To ensure that the protected 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 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.

6 Arboriculture - Compliance with Arb Method Statement (Pre-occupation)

No development or other operations shall take place except in complete accordance with the approved Detailed Arboricultural Method Statement. A signed certificate of compliance shall be provided by the appointed arboriculturalist to the local planning authority on completion and prior to the first occupation of the dwelling.

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

7 Soft Landscaping (Pre-occupation)

No occupation shall commence until a 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; finished ground levels; a planting specification to include numbers, density, size, species and positions of all new trees and shrubs; 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.

8 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

9 Wildlife Protection and Enhancement Scheme (Compliance)

The development hereby permitted shall be carried out only in accordance with the approved Wildlife Protection & Enhancement Scheme by Oecologic dated January 2017. A suitably experienced ecologist shall carry out a precommencement check of the site immediately prior to the commencement of works; confirmation of this shall be provided by the applicant's ecologist via email to the LPA Ecologist once completed.

Reason: to avoid harm to wildlife including protected species and badger and to provide

10 Implementation of Wildlife Scheme (Pre-occupation)

No occupation of the development hereby approved shall commence until a report produced by a suitably experienced ecologist confirming and demonstrating, using photographs where appropriate, implementation of the approved Wildlife Protection and Enhancement Scheme by Oecologic dated January 2017, in accordance with the specifications and ecological requirements described, has been submitted to and approved in writing by the Local Planning Authority. The measures shall be retained thereafter unless otherwise agreed in writing with the local planning authority.

Reason: To ensure that the implementation and success of the Wildlife Protection and Enhancement Scheme to prevent ecological harm and to provide biodiversity gain in accordance with policies NE.10 and NE.11 of the Bath and North East Somerset Local Plan.

11 Surface Water Drainage System (Compliance)

The surface water drainage system shall be built in accordance with the plans submitted with this application (Drawing AH2016/85 and the Surface Water Drainage Strategy (24 January 2017)).

Reason: In the interests of flood risk management

12 Surface Water Drainage System (Compliance)

The homeowner or landowner should be made aware of the surface water drainage system and the required maintenance regime. They should also be advised of the estimated lifespan of the crate attenuation system.

Reason: The surface water drainage system is entirely private and therefore regular maintenance by the private owner is required to ensure the system works as designed.

13 Balcony (Pre-occupation)

The balcony privacy screen on the ground floor of the dwelling hereby approved shall be completed prior to the occupation of the dwelling.

Reason: To prevent overlooking into adjoining properties and in the interest of residential amenities.

14 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:

This decision relates to the following plans:

03 Feb 2017 Sheet 1 of 4 Existing and Proposed Block Plan and Site Location Plan
03 Feb 2017 Sheet 2 of 4 Proposed Floor Plans and Elevations
03 Feb 2017 Sheet 3 of 4 Existing and Proposed Landscaping Plan
03 Feb 2017 Sheet 4 of 4 Surface Water Flood Plan And Proposed Section

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.

Informative

Any connection to the culverted watercourse must not affect the cross sectional area of the culvert. If works are likely to affect this cross-sectional area (including any temporary works) then the applicant may need to apply for Land Drainage Consent. Details here: <http://www.bathnes.gov.uk/services/environment/lead-local-flood-authority/land-drainageconsent-ordinary-watercourses>

To note that Land Drainage Consent is a separate issue to planning consent.

Drawing AH2016/85 suggests a 'saddle connection' to the culvert. We would much prefer to see a manhole connection to aid maintenance. We believe this would be in the homeowner/ landowner's interest as they are/ will be Riparian Owners for the culverted watercourse running through their land.

Furthermore we recommend that the homeowner/ landowner is made aware of their Riparian responsibilities in terms of the culverted watercourse. We recommend that a copy of 'Living on the Edge' is supplied as part of any welcome pack or similar and that the landowners familiarise themselves with the location and condition of the culverted watercourse through their land. Living on the Edge: <https://www.gov.uk/government/publications/riversideownership-rights-and-responsibilities>

The landowner should be aware that any land raising or modifications to land between the new building and the east boundary could affect the predicted surface water flood flow path and could potentially put the new building or neighbouring buildings at risk. This is also the case for any structures in the area such as fencing or outbuildings such as garden sheds.

Item No:	12	
Application No:	16/06196/FUL	
Site Location:	100 North Road, Combe Down, Bath, Bath And North East Somerset	
Ward: Combe Down	Parish: N/A	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of a single storey side extension to provide disabled facilities and access into the extension.	

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, River Avon and Kennet & Avon Canal, SSSI - Impact Risk Zones, World Heritage Site,
Applicant:	Ms Jan Symons
Expiry Date:	7th April 2017
Case Officer:	Chloe Buckingham

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.

PLANS LIST:

This decision relates to;

The Site Location Plan (no ref) received 3rd January 2017.

The Proposed Plans and Elevations (NRD14-C), Joinery Details (NRD15) received 21st December 2016.

The Existing Plans and Elevations (NR10 Rev A) received 14th February 2017.

DECISION TAKING 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 application was considered to be acceptable by the Development Management Committee.

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.

Item No:	13	
Application No:	16/06197/LBA	
Site Location:	100 North Road, Combe Down, Bath, Bath And North East Somerset	
Ward: Combe Down	Parish: N/A	LB Grade: N/A
Application Type:	Listed Building Consent (Alts/exts)	
Proposal:	Erection of a single storey side extension to provide disabled facilities and access into the extension.	
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, River Avon and Kennet & Avon Canal, SSSI - Impact Risk Zones, World Heritage Site,	
Applicant:	Ms Jan Symons	
Expiry Date:	7th April 2017	
Case Officer:	Chloe Buckingham	

DECISION CONSENT

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 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 walls 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 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.

4 Sample Panel - Walling (Bespoke Trigger)

No construction of the external walls of the development shall commence until a sample panel of all external walling materials to be used has been erected on site, approved in writing by the Local Planning Authority, and kept on site for reference until the development is completed. The development shall be undertaken 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.

PLANS LIST:

This decision relates to;

The Site Location Plan (no ref) received 3rd January 2017.

The Proposed Plans and Elevations (NRD14-C), Joinery Details (NRD15) received 21st December 2016.

The Existing Plans and Elevations (NR10 Rev A) received 14th February 2017.

DECISION TAKING 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 application was considered to be acceptable by the Development Management Committee.

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.

Item No:	14	
Application No:	17/00417/FUL	
Site Location:	Land And Buildings To Rear Of 1-7 High Street, Mill Hill, Wellow, Bath	
Ward: Bathavon South	Parish: Wellow	LB Grade: II
Application Type:	Full Application	
Proposal:	Conversion of former farm buildings to form 1 no. dwelling with associated works. (Resubmission with revisions of 14/01866/FUL).	
Constraints:	Affordable Housing, Agric Land Class 1,2,3a, Area of Outstanding Natural Beauty, Conservation Area, Greenbelt, Housing Development Boundary, Listed Building, LLFA - Flood Risk Management, SSSI - Impact Risk Zones,	
Applicant:	Mr Christopher Watt	
Expiry Date:	12th April 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 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; finished ground levels; a planting specification to include numbers, density, 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.

3 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.

4 Implementation of Wildlife Scheme (Bespoke Trigger)

The development hereby approved shall be implemented only in accordance with the approved Bat Mitigation Scheme version 2 by CTM Wildlife dated 15th December 2016. Within 12 months of occupation of the development hereby approved a report produced by a suitably experienced ecologist (licensed bat worker) confirming and demonstrating, using photographs where appropriate, full implementation of the measures and recommendations of the Wildlife Protection and Enhancement Scheme shall be submitted to and approved in writing by the Local Planning Authority. This shall include information to demonstrate that the operational lighting does not exceed the lux levels within the orange and yellow shaded zones shown on the approved Bat Mitigation Scheme Version 2 dated 15th December 2016.

Reason: To ensure that the implementation and success of the Wildlife Protection and Enhancement Scheme to prevent ecological harm and to provide biodiversity gain in accordance with policies NE.10 and NE.11 of the Bath and North East Somerset Local Plan.

5 Removal of Permitted Development Rights - No Windows (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 windows, roof lights or openings, other than those shown on the plans hereby approved, shall be formed in any elevation at any time unless a further planning permission has been granted.

Reason: To safeguard the amenities of adjoining occupiers from overlooking and loss of privacy in accordance with Policy D.2 of the Bath and North East Somerset Local Plan.

6 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 to safeguard the amenities of the surrounding area in accordance with Policy D.2 of the Bath and North East Somerset Local Plan.

7 Removal of Permitted Development Rights - No outbuildings (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 garages or other free standing buildings shall be erected within the curtilage of the dwelling(s) hereby approved, other than those expressly authorised by this permission, unless a further planning permission has been granted by the Local Planning Authority.

Reason: The introduction of further curtilage buildings requires detailed consideration by the Local Planning Authority to safeguard the appearance of the development and the amenities of the surrounding area in accordance with Policies D.2 and D.4 of the Bath and North East Somerset Local Plan.

8 Disposal of surface water (Pre-occupation)

The development shall not be occupied until details for the disposal of surface water including the means of outfall has been submitted to, and approved in writing by the Local Planning Authority.

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.

9 Parking (Compliance)

The area 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.

10 Garage (Compliance)

The garage hereby approved shall be retained for the garaging of private motor vehicles associated with the dwelling and ancillary domestic storage and for no other purpose.

Reason: To ensure adequate off-street parking provision is retained in accordance with Policy T.26 of the Bath and North East Somerset Local Plan.

11 Mill Hill access (Compliance)

The access off Mill Hill shown on drawing no. 101 Rev C, received 16 March 2017 shall be used for pedestrian access only.

Reason: In the interests of highway safety in accordance with Policy T.24 of the Bath and North East Somerset Local Plan.

12 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:

This decision relates to the Bat Mitigation Scheme version 2 by CTM Wildlife dated 15th December 2016; associated bat tube and ridge tile access details received 29 January 2017; drawing nos. 2544-17; W-503-A; W-505-A; W-901-B; W-903; and W904 received on 29 January 2017; and W-101 C; W-502-B; and W-900-C received on 17 March 2017.

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:	15		
Application No:	17/00413/LBA		
Site Location:	Land And Buildings To Rear Of 1-7 High Street, Mill Hill, Wellow, Bath		
Ward: Bathavon South	Parish: Wellow	LB Grade: II	
Application Type:	Listed Building Consent (Alts/exts)		
Proposal:	Internal and external alterations to facilitate conversion of former farm buildings to 1 no. dwelling. (Resubmission with revisions of 14/01867/LBA).		
Constraints:	Affordable Housing, Agric Land Class 1,2,3a, Area of Outstanding Natural Beauty, Conservation Area, Greenbelt, Housing Development Boundary, Listed Building, LLFA - Flood Risk Management, SSSI - Impact Risk Zones,		
Applicant:	Mr Christopher Watt		
Expiry Date:	12th April 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 - repointing (Compliance)

The re-pointing of existing walls hereby approved shall be undertaken in accordance with the approved sample pointing panel previously agreed on site and discharged under application 14/04282/COND issued 22 October 2015.

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.

3 Materials - new walls (Compliance)

Erection of new walls hereby approved shall be undertaken in accordance with the approved sample panel previously agreed on site and discharged under application 14/04282/COND issued 22 October 2015.

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.

4 Structural report (Compliance)

The extension works hereby approved shall be carried out in accordance with the structural report details submitted and approved under application 14/04282/COND issued 22 October 2015.

Reason: To avoid damage to the structural integrity of the listed building in accordance with Policy BH.2 of the Bath and North East Somerset Local Plan.

5 Materials - roof (Compliance)

Re-cladding of the roofs of the listed building shall be undertaken in accordance with the approved clay double roman roof tile sample previously agreed on site and discharged under application 14/04282/COND issued 22 October 2015.

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 External fittings (Bespoke Trigger)

Prior to the fitting of any external vents, gas or electricity meter inspection boxes details of their appearance and location on the buildings shall be submitted to and agreed in writing by the local planning authority.

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

7 Materials - Paint finish (Compliance)

External joinery shall be painted and finished in accordance with the letter dated 05/09/2014 and discharged under application 14/04282/COND issued 22 October 2015.

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.

8 Materials - Floors and interior walls (Compliance)

Works on the existing floors and interior walls of the listed building shall be undertaken in accordance with the specification of works included in the letter dated 05/09/2014 and discharged under application 14/04282/COND issued 22 October 2015.

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.

9 Repair works - first floor and roof structure (Compliance)

Repair works to the first floor and roof structure in the stables and the roofs of the barn and forge shall be carried out in accordance with the structural engineer's report submitted and approved under application 14/04282/COND issued 22 October 2015.

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.

10 Rear timber barn door and glazed screen (Bespoke Trigger)

Prior to the installation of the proposed new rear timber barn door and glazed screen details comprising 1:20 elevations and half sized vertical and horizontal sections and fixing details relating to the glazed screen shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved detail.

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.

11 Details - gate and railings (Bespoke Trigger)

No installation of the metal gate and railings on the Mill Hill elevation shall commence until appropriately scaled section (1:1 or 1:2) and elevation drawings (1:10) including details of the proposed finish 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 and to safeguard the character and appearance of the Conservation Area in accordance with Policy BH.6 of the Bath and North East Somerset Local Plan.

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

No construction of the external walls and surfaces surrounding the development hereby approved shall commence until a schedule of materials and finishes, and samples of the materials to be used in the construction of the external surfaces 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: To safeguard the character and appearance of the building in accordance with Policy BH.2 of the Bath and North East Somerset Local Plan.

13 Implementation of Wildlife Scheme (Bespoke Trigger)

The development hereby approved shall be implemented only in accordance with the approved Bat Mitigation Scheme version 2 by CTM Wildlife dated 15th December 2016. Within 12 months of occupation of the development hereby approved a report produced by a suitably experienced ecologist (licenced bat worker) confirming and demonstrating, using photographs where appropriate, full implementation of the measures and recommendations of the Wildlife Protection and Enhancement Scheme shall be submitted

to and approved in writing by the Local Planning Authority. This shall include information to demonstrate that the operational lighting does not exceed the lux levels within the orange and yellow shaded zones shown on the approved Bat Mitigation Scheme Version 2 dated 15th December 2016.

Reason: To ensure that the implementation and success of the Wildlife Protection and Enhancement Scheme to prevent ecological harm and to provide biodiversity gain in accordance with policies NE.10 and NE.11 of the Bath and North East Somerset Local Plan.

14 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:

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Condition Categories

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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.