

BATH AND NORTH EAST SOMERSET COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE

18th October 2017

SITE VISIT DECISIONS

Item No:	001	
Application No:	17/02591/FUL	
Site Location:	143 Calton Road, Lyncombe, Bath, Bath And North East Somerset	
Ward: Widcombe	Parish: N/A	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of 2no townhouses following demolition of existing 2 bed apartment	
Constraints:	Affordable Housing, Agric Land Class 3b,4,5, Article 4, Article 4, Article 4, British Waterways Major and EIA, Conservation Area, Forest of Avon, Hotspring Protection, MOD Safeguarded Areas, River Avon and Kennet & Avon Canal, SSSI - Impact Risk Zones, World Heritage Site,	
Applicant:	Mr Jim Rees	
Expiry Date:	22nd September 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 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 D1, D2, D3 and D5 of the Bath and North East Somerset Placemaking Plan and Policy CP6 of the Bath and North East Somerset Core Strategy.

3 Water Efficiency (Compliance)

The approved dwellings shall be constructed to meet the national optional Building Regulations requirement for water efficiency of 110 litres per person per day.

Reason: In the interests of water efficiency in accordance with Policy SCR5 of the Bath and North East Somerset Placemaking Plan.

4 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 (e.g. 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.

5 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 assess the impact upon residential amenity

6 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 Policy ST7 of the Bath and North East Somerset Placemaking 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 Screening (Pre-occupation)

The development hereby approved shall not be occupied until the details of screening/means of enclosure at the rear boundary have been submitted to and approved in writing by the Local Planning Authority. These shall be installed prior to occupation of the development and permanently retained as such.

Reason: In the interest of residential and visual amenity in accordance with Policy D2 and D6 of the Bath and North East Somerset Placemaking Plan.

8 Drainage (Compliance)

The drainage design should ensure that no surface water generated as a result of the development should flow onto the highway or other neighbouring land.

Reason; This is to ensure that there is no increase in flood risk away from the development in accordance with Policy CP5 of the Bath and North East Somerset Placemaking Plan.

9 Notwithstanding the approved plans, the lower half of the first floor and second floor windows on the rear elevation hereby approved shall be nonopening and obscurely glazed and retained as such in perpetuity.

Reason: To safeguard the residential amenity of the neighbouring occupiers.

10 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:

31 May 2017	EXISTING SITE PLAN AND PROPOSED SITE PLAN
31 May 2017	AP(0)09 A PROPOSED SECTION
31 May 2017	AP(0)08 A EXISTING SECTION
31 May 2017	AP(0)05 A EXISTING ELEVATIONS
31 May 2017	AP(0)04 A EXISTING PLANS
31 May 2017	AP (0)01 SITE LOCATION PLAN
27 Sep 2017	1419 AP(0)06 D PROPOSED PLANS
27 Sep 2017	1419 AP(0)07 D PROPOSED ELEVATIONS

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.

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.

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

Item No:	002	
Application No:	17/01708/FUL	
Site Location:	2 Manor Farm Cottages, Anchor Lane, Combe Hay, Bath	
Ward: Bathavon West	Parish: Combe Hay	LB Grade: II
Application Type:	Full Application	
Proposal:	Interior and exterior alterations, including a two-storey extension and creation of new vehicle access.	
Constraints:	Affordable Housing, Agric Land Class 1,2,3a, Area of Outstanding Natural Beauty, Conservation Area, Greenbelt, Housing Development Boundary, Listed Building, Neighbourhood Plan, SSSI - Impact Risk Zones,	
Applicant:	Lacroix	
Expiry Date:	23rd October 2017	
Case Officer:	Emma Hardy	

DECISION REFUSE

1 The proposed works to create a new access and associated drive and hardstanding would be harmful to the setting of the Grade II listed building result in a loss of historic fabric and is detrimental to the character and appearance of the Conservation Area. The public benefits of the proposal are limited and do not outweigh this harm. Consequently the application is contrary to Core Strategy Policy CP6 and policy H.E1 of the Placemaking Plan.

PLANS LIST:

This decision relates to the following drawings: 255_BP01, PD01(1), PD02, PD03, PD04, PD05, PD06, PE01, PE02, PE03, PL01, PP01, PP02, SP01, SP02, SP03, SE01, L417/07 Rev A, L417/08, L417/09, SPL01.

In determining this application the Local Planning Authority considers it has complied with the aims of paragraphs 186 and 187 of the National Planning Framework. Notwithstanding informal advice offered by the Local Planning Authority the submitted application was unacceptable for the stated reasons and the applicant was advised that the application was to be recommended for refusal. Despite this the applicant chose not to withdraw the application and having regard to the need to avoid unnecessary delay the Local Planning Authority moved forward and issued its decision. In considering whether to prepare a further application the applicant's attention is drawn to the original discussion/negotiation.

Item No:	003	
Application No:	17/01709/LBA	
Site Location:	2 Manor Farm Cottages, Anchor Lane, Combe Hay, Bath	
Ward: Bathavon West	Parish: Combe Hay	LB Grade: II
Application Type:	Listed Building Consent (Alts/exts)	
Proposal:	Interior and exterior alterations (part retrospective), including a two-storey extension and partial demolition of rear boundary wall to create a vehicle access.	
Constraints:	Affordable Housing, Agric Land Class 3b,4,5, Area of Outstanding Natural Beauty, Conservation Area, Greenbelt, Housing Development Boundary, Listed Building, Neighbourhood Plan, SSSI - Impact Risk Zones,	
Applicant:	Lacroix	
Expiry Date:	23rd October 2017	
Case Officer:	Emma Hardy	

DECISION REFUSE

1 The proposed works to create a new access and associated drive and hardstanding would be harmful to the setting of the Grade II listed building result in a loss of historic fabric and is detrimental to the character and appearance of the Conservation Area. The public benefits of the proposal are limited and do not outweigh this harm. Consequently the application is contrary to Core Strategy Policy CP6 and policy H.E1 of the Placemaking Plan and to the aims, requirements and objectives of the Planning (Listed Buildings & Conservation Areas) Act 1990 and NPPF Section 12: Conserving and enhancing the historic environment.

PLANS LIST:

This decision relates to the following drawings: 255_BP01, PD01(1), PD02, PD03, PD04, PD05, PD06, PE01A, PE02, PE03, PL01, PP01B, PP02, SP01, SP02, SP03, SE01, L417/07 Rev A, L417/08, L417/09, SPL01.

In determining this application the Local Planning Authority considers it has complied with the aims of paragraphs 186 and 187 of the National Planning Framework. Notwithstanding informal advice offered by the Local Planning Authority the submitted application was unacceptable for the stated reasons and the applicant was advised that the application was to be recommended for refusal. Despite this the applicant chose not to withdraw the application and having regard to the need to avoid unnecessary delay the Local Planning Authority moved forward and issued its decision. In considering whether to prepare a further application the applicant's attention is drawn to the original discussion/negotiation.