

BATH AND NORTH EAST SOMERSET COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE

14th February 2018

DECISIONS

Item No:	01	
Application No:	16/05548/MINW	
Site Location:	Upper Lawn Quarry, St Winifred's Drive, Combe Down, Bath	
Ward: Combe Down	Parish: N/A	LB Grade: N/A
Application Type:	Application for Variation of Condition	
Proposal:	Extension of quarry and variation of restoration strategy and period of extraction up until 2035.	
Constraints:	Affordable Housing, Agric Land Class 3b,4,5, Article 4, Existing Mineral Working, Forest of Avon, Hotspring Protection, Preferred Area for Mineral Extraction, MOD Safeguarded Areas, Regionally Important Geological Site RIG, SSSI - Impact Risk Zones, Water Source Areas, World Heritage Site,	
Applicant:	Messrs Hancock	
Expiry Date:	28th February 2018	
Case Officer:	Tim Pearce	

DECISION Delegate to PERMIT subject to the Secretary of State not calling in the application.

Item No:	02	
Application No:	17/00329/FUL	
Site Location:	Upper Lawn Quarry, St Winifred's Drive, Combe Down, Bath	
Ward: Combe Down	Parish: N/A	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Change of use of an area of paddock land for use as allotments	
Constraints:	Affordable Housing, Agric Land Class 3b,4,5, Article 4, Existing Mineral Working, Forest of Avon, Hotspring Protection, Mineral Construction Area, MOD Safeguarded Areas, Regionally Important Geological Site RIG, SSSI - Impact Risk Zones, Water Source Areas, World Heritage Site,	
Applicant:	Messrs Hancock	
Expiry Date:	28th February 2018	
Case Officer:	Tim Pearce	

DECISION Delegate to PERMIT subject to the Secretary of State not calling in the application.

Item No:	03
Application No:	17/05748/FUL
Site Location:	Fairash Poultry Farm , Compton Martin Road, West Harptree, Bristol
Ward: Mendip	Parish: West Harptree LB Grade: N/A
Application Type:	Full Application
Proposal:	Conversion and part demolition of redundant poultry sheds to form 2 No. live-work dwellings and associated access and landscaping works (Resubmission)
Constraints:	Bristol Airport Safeguarding, Agric Land Class 1,2,3a, Policy CP9 Affordable Housing Zones, Policy NE1 Green Infrastructure Network, Policy NE2 AONB, Policy NE5 Ecological Networks, Policy NE5 Strategic Nature Areas, Neighbourhood Plan, SSSI - Impact Risk Zones, Policy ST8 Safeguarded Airport & Aerodro,
Applicant:	Mr Peter Wood
Expiry Date:	22nd January 2018
Case Officer:	Chris Gomm

DECISION Delegate to PERMIT subject to appropriate conditions and for a S106 agreement if necessary for road improvement.

Item No:	04
Application No:	17/05569/FUL
Site Location:	Roundhill Farm, Moorledge Road, Chew Magna, Bristol
Ward: Chew Valley North	Parish: Chew Magna LB Grade: N/A
Application Type:	Full Application
Proposal:	Erection of extension and conversion of farm buildings to provide 1no. dwelling.
Constraints:	Bristol Airport Safeguarding, Agric Land Class 1,2,3a, Coal - Standing Advice Area, Policy CP8 Green Belt, Policy CP9 Affordable Housing Zones, Policy NE1 Green Infrastructure Network, Policy NE5 Ecological Networks, Policy NE5 Strategic Nature Areas, Neighbourhood Plan, Public Right of Way, SSSI - Impact Risk Zones, Policy ST8 Safeguarded Airport & Aerodro,
Applicant:	Mr J Cox
Expiry Date:	15th February 2018
Case Officer:	Chloe Buckingham

DECISION Delegate to PERMIT subject to conditions and a S106 Agreement to ensure that the approved development stays within the same ownership as the main house.

Item No:	05
Application No:	17/05316/FUL
Site Location:	Bloomfield House, 3 Braysdown Lane, Peasedown St. John, Bath
Ward: Peasedown St John	Parish: Peasedown St John LB
Grade: N/A	
Application Type:	Full Application
Proposal:	Demolition of existing rear single storey extension and replacing with new two storey rear extension
Constraints:	Agric Land Class 1,2,3a, Coal - Standing Advice Area, Policy CP9 Affordable Housing Zones, Housing Development Boundary, Neighbourhood Plan, SSSI - Impact Risk Zones,
Applicant:	Mr James Tadman
Expiry Date:	15th February 2018
Case Officer:	Samantha Mason

DECISION Defer for Site Visit.

Item No:	06
Application No:	17/05269/FUL
Site Location:	27 Horsecombe Brow, 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 single storey rear extension and two storey side extension, replacement of existing windows and re-cladding of existing dormer window following demolition of existing garage and side extension.
Constraints:	Article 4 HMO, Agric Land Class 3b,4,5, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, Policy CP9 Affordable Housing Zones, MOD Safeguarded Areas, Policy NE5 Ecological Networks, SSSI - Impact Risk Zones,
Applicant:	Mr Matt Cochrane
Expiry Date:	15th February 2018
Case Officer:	Nikki Honan

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 (Compliance)

All external roofing materials to be used on the two storey side extension hereby permitted and the dormer cladding hereby permitted shall match those of the existing building in respect of size, material, colour, texture and profile.

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 Parking (Compliance)

The area allocated for parking (driveway) 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 is retained at all times in the interests of amenity and highways safety in accordance with Policy ST7 of the Bath and North East Somerset Placemaking Plan.

4 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:

The development shall be carried out strictly in accordance with the details shown on the following drawings/documents:

1715-P-010, 1715-P-020-, 1715-P-040, 1715-P-050-, 1715-P-001 - received 27th October 2017

1715-P-110-A, 1715-P-120-B, 1715-P-140-A, 1715-P-150-B, 1715-P-160-A - received 22nd January 2018

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.

Community Infrastructure Levy

You are advised that as of 6 April 2015, the Bath & North East Somerset Community Infrastructure Levy (CIL) Charging Schedule came into effect. **Before** commencing any development on site you should ensure you are familiar with the CIL process. If the development approved by this permission is CIL liable there are requirements to assume liability and notify the Council before development commences, failure to comply with the regulations can result in surcharges and additional payments. 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.