

BATH AND NORTH EAST SOMERSET COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE

14th March 2018

DECISIONS

Item No:	001	
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 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 Obscure Glazing and Non-opening Window(s) (Compliance)

The two proposed windows at first floor on the southern side elevation shall be obscurely glazed and non-opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed. Thereafter the window shall be permanently retained as such.

Reason: To safeguard the amenities of adjoining occupiers from overlooking and loss of privacy in accordance with Policy D6 of the Bath and North East Somerset Placemaking Plan.

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.

PLANS LIST:

This decision relates to the following plans:

31 Oct 2017 3491-03 Site Location Plan
31 Oct 2017 3491-04 Existing & Proposed Block Plans
31 Oct 2017 3491-02 Proposed Floor Plans & Elevations

In determining this application the Local Planning Authority considers it has complied with the aims of paragraphs 186 and 187 of the National Planning Framework.

Item No:	01	
Application No:	16/03829/RES	
Site Location:	Land Between Hillside View And Bath Road, Greenlands Road, Peasedown St. John, Bath	
Ward: Peasedown St John	Parish: Peasedown St John	LB
Grade:	N/A	
Application Type:	PI Permission (Approval Reserved Matters)	
Proposal:	Approval of reserved matters with regard to outline application 12/05477/OUT allowed on appeal 3rd June 2014 for the erection of 89 dwellings (72 houses, 17 flats); provision of public open space and landscaping; 1 vehicular access from Greenlands Road; undergrounding of overhead lines.	
Constraints:	Affordable Housing, Agric Land Class 1,2,3a, Coal - Standing Advice Area, Forest of Avon, Housing Development Boundary, LLFA - Flood Risk Management, Public Right of Way, SSSI - Impact Risk Zones, Tree Preservation Order,	
Applicant:	Curo Enterprise Ltd	
Expiry Date:	26th July 2017	
Case Officer:		

DECISION Delegate to PERMIT subject to appropriate conditions and for a S106 Agreement

Item No:	05	
Application No:	17/05969/FUL	
Site Location:	Avonlea House, Station Road, Freshford, Bath	
Ward: Bathavon South	Parish: Freshford	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of single-storey side extension (Resubmission).	
Constraints:	Agric Land Class 3b,4,5, Conservation Area, Policy CP8 Green Belt, Policy CP9 Affordable Housing Zones, Housing Development	

Boundary, MOD Safeguarded Areas, Policy NE1 Green Infrastructure Network, Policy NE2 AONB, Policy NE5 Ecological Networks, Neighbourhood Plan, SSSI - Impact Risk Zones,

Applicant: Ms Sarah Lynott
Expiry Date: 15th March 2018
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 Materials - Sample of Render (Bespoke Trigger)

No external walls of the development shall be rendered until a sample of the colour and texture of the render to be used 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 materials.

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.

PLANS LIST:

This decision relates to the following plans:

07 Dec 2017 Block Plan
07 Dec 2017 Site Location Plan
15 Feb 2018 Ah.4.D Proposed Plans and Elevations
20 Feb 2018 Proposed North and East Elevations

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:	06	
Application No:	17/06011/FUL	
Site Location:	Cromwell Farm , Combe Hay Lane, Combe Hay, Bath	
Ward: Bathavon West	Parish: Combe Hay	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of a temporary (3 year) rural workers dwelling	
Constraints:	Agric Land Class 1,2,3a, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Indicative Extent, 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, Public Right of Way, SSSI - Impact Risk Zones,	
Applicant:	Mrs Jones	
Expiry Date:	16th March 2018	
Case Officer:	Alice Barnes	

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 Occupation (Compliance)

The occupation of the temporary rural workers dwelling hereby approved shall be limited to a person solely or mainly working within the horse milking enterprise and to any resident dependants. If the use of the land for horse milking ceases, the mobile home shall be permanently removed from the land.

Reason: To accord with the policies in the Development Plan to avoid an isolated dwelling within the countryside without justification.

3 Temporary Permission - Building (Compliance)

This permission shall expire on 16th March 2021 and the development hereby permitted shall be removed and the use hereby permitted discontinued and the land restored

Reason: The Local Planning Authority considers that a permanent planning permission is not appropriate in this case because the dwelling is essential to support a newly established business

4 Bound/Compacted Vehicle Access (Pre-occupation)

Before the dwelling hereby approved is first occupied, a properly consolidated and surfaced access (not loose stone or gravel) shall be constructed for a minimum of 5.0m beyond the highway boundary, details of which shall have been submitted to and approved by the Local Planning Authority.

Reason: To prevent loose material spilling onto the highway in the interests of highways safety in accordance with Policy ST7 of the Bath and North East Somerset Placemaking Plan.

5 Parking Pre-occupation)

No occupation of the development shall commence until 2 no. parking spaces have been provided on-site and should be retained thereafter for the duration of the development.

Reason: To ensure that adequate and safe parking is provided in the interests of amenity and highway safety in accordance with Policy ST7 of the Bath and North East Somerset Placemaking Plan.

6 External Lighting (Bespoke Trigger)

No new external lighting shall be installed without full details of proposed lighting design being first submitted and approved in writing by the Local Planning Authority; details to include lamp specifications, positions, numbers and heights; details of predicted lux levels and light spill, and details of all necessary measures to limit use of lights when not

required and to prevent light spill onto nearby vegetation and adjacent land; and to avoid harm to bat activity and other wildlife. The lighting shall be installed and operated thereafter in accordance with the approved details.

Reason: To avoid harm to bats and wildlife in accordance with policy CP6 of the Bath and North East Somerset Core Strategy and policy NE.3 of the Bath and North East Somerset Placemaking Plan.

7 Hard and Soft Landscaping (Pre-occupation)

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

Reason: To ensure the provision of an appropriate landscape setting to the development in accordance with Policies D1, D2, D4 and NE2 of the Bath and North East Somerset Placemaking 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 D1, D2 and NE2 of the Bath and North East Somerset Placemaking Plan.

9 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:

Site location plan
Proposed floor plans and elevations

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.

Item No:	07
Application No:	17/05135/FUL
Site Location:	Greenhill Farm, Brittens, Paulton, Bristol

Ward: Paulton	Parish: Paulton	LB Grade: N/A
Application Type: Full Application		
Proposal:	Resiting of existing mobile home for a temporary period of three years, following demolition of existing barn.	
Constraints:	Agric Land Class 1,2,3a, Coal - Standing Advice Area, Policy CP9 Affordable Housing Zones, Housing Development Boundary, Policy NE2A Landscapes and the green set, Public Right of Way, SSSI - Impact Risk Zones,	
Applicant:	Mr Daniel Mott	
Expiry Date:	20th March 2018	
Case Officer:	Martin Almond	

DECISION PERMIT

1 Temporary Permission - Building (Compliance)

This permission shall expire on 20th March 2021 and the development hereby permitted shall be removed and the use hereby permitted discontinued and the land restored.

Reason: To preserve the character and appearance of the surrounding area.

2 Boundary Fence (Pre-occupation)

The boundary fence shown on drawing 101 P3 dated as received 8th January 2018 shall be fully constructed prior to the first occupation of the mobile home. The boundary fence shall be retained for the duration of this permission. No alterations to the boundary fence shall take place without prior written approval of the local planning authority.

Reason: In the interests of residential amenity and the character and appearance of the surrounding area.

3 Implementation of Wildlife Scheme (Pre-occupation)

The development hereby approved shall be carried out only in accordance with the recommendations described in section 5 of the approved report entitled "Preliminary Ecological Appraisal Report" dated December 2017 by Holmes Ecology. No occupation of the development hereby approved shall commence until the following have been implemented and details submitted to and approved in writing by the Local Planning Authority:

(a) Additional measures have been installed to provide wildlife benefit and replacement wildlife habitat, to include, as applicable, bird boxes / nesting opportunities for birds; bat boxes; hedgehog homes and wildlife friendly planting; in accordance with advice and specifications provided by a suitably experienced ecologist,

(b) A brief report produced by a suitably experienced ecologist confirming and demonstrating, using photographs where appropriate, completion of the recommendations

of the approved ecology report, and completion of the measures described in part (a) of this condition, All such measures and features shall be retained and maintained thereafter for the purposes of providing wildlife habitat.

Reason: To avoid a net loss of wildlife habitat and to provide biodiversity gain in accordance with NPPF.

4 Obscure Glazing of Window(s) (Pre-occupation)

The proposed bedroom window in the east elevation of the mobile home shall be obscurely glazed prior the first occupation of the mobile home. Thereafter the window shall be permanently retained as such.

Reason: To safeguard the amenities of adjoining occupiers from overlooking and loss of privacy in accordance with Policy D6 of the Bath and North East Somerset Placemaking Plan.

5 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 site location plan dated as received 21st October 2017, existing block plan, proposed caravan and existing barn elevations dated 2nd November 2017, proposed block plan dated as received 8th January 2018 and existing and proposed site sections dated as received 23rd January 2018.

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.

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Community Infrastructure Levy

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Item No:	08	
Application No:	17/06179/FUL	
Site Location:	12 Williamstowe, Combe Down, Bath, Bath And North East Somerset	
Ward: Combe Down	Parish: N/A	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Conversion of the garage and extension of roof to create annex (Resubmission).	
Constraints:	Article 4 Bath Demolition Wall, Article 4 Reg 7: Estate Agent, Article 4 HMO, Agric Land Class 3b,4,5, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, Conservation Area, Policy CP9 Affordable Housing Zones, MOD Safeguarded Areas, Policy NE1 Green Infrastructure Network, Policy NE5 Ecological Networks, SSSI - Impact Risk Zones,	
Applicant:	Mrs Belinda Everitt	
Expiry Date:	16th March 2018	
Case Officer:	Alice Barnes	

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 Ancillary Use (Compliance)

The development hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 12 Williamstowe; and shall not be occupied as an independent dwelling unit.

Reason: The accommodation hereby approved is not capable of independent occupation without adverse impact on the amenities of existing or future residential occupiers.

3 Parking (Pre-occupation)

No occupation of the development shall commence until 2 no. parking spaces have been provided as shown on drawing 004 dated as received 20th December 2017 and thereafter permanently retained.

Reason: To ensure that adequate and safe parking is provided in the interests of amenity and highway safety in accordance with Policy ST7 of the Bath and North East Somerset Placemaking Plan.

4 Parking (Compliance)

The areas allocated for parking on the approved plans 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.

5 External Lighting (Bespoke Trigger)

No new external lighting shall be installed without full details of proposed lighting design being first submitted and approved in writing by the Local Planning Authority; details to include lamp specifications, positions, numbers and heights; details of predicted lux levels and light spill, and details of all necessary measures to limit use of lights when not required and to prevent light spill onto nearby vegetation and adjacent land; and to avoid harm to bat activity and other wildlife. The lighting shall be installed and operated thereafter in accordance with the approved details.

Reason: To avoid harm to bats and wildlife in accordance with policies NE3 of the Bath and North East Somerset Placemaking Plan.

6 Plans List (Compliance)

The development/works hereby permitted shall only be implemented in accordance with the plans as set out in the plans list below.

Reason: To define the terms and extent of the permission.

PLANS LIST:

Location plan 0066
Existing elevations and plans 001
Proposed plans and elevations 002 rev A
Block plan 004
Streetscene 010 rev A

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.

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:	18/00075/FUL	
Site Location:	43 Fairfield Avenue, Fairfield Park, Bath, Bath And North East Somerset	
Ward: Lambridge	Parish: N/A	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of a two storey side extension following demolition of existing detached single garage	
Constraints:	Article 4 HMO, Agric Land Class 1,2,3a, 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 Choudhury	
Expiry Date:	6th March 2018	
Case Officer:	Hayden Foster	

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

No development shall commence, except ground investigations, until written confirmation from the sewerage company (Wessex Water) accepting the surface water discharge into their network. If the sewerage company are not able to accept the proposed surface water discharge, an alternative method of surface water drainage, which has first been submitted to and approved in writing by the Local Planning Authority, should be installed prior to the occupation of the development.

Reason: To ensure that an appropriate method of surface water drainage is installed and in the interests of flood risk management in accordance with Policy CP5 of the Bath and North East Somerset Core Strategy. This is a condition precedent because it is necessary to understand whether the discharge rates are appropriate prior to any initial construction works which may prejudice the surface water drainage strategy.

4 Parking (Compliance)

The area allocated for 3 no. parking spaces on the submitted plan shall be kept clear of obstruction, and shall not thereafter be used for any other purpose.

Reason: In the interests of amenity and highway safety.

5 Materials (Compliance)

All external masonry walling and slate roofing tiles to be used shall match those of the existing house in respect of type, size, colour, pointing, coursing, jointing, profile and texture.

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.

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

No construction of the proposed porch 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.

PLANS LIST:

This decision relates to the following plans received 9th January 2018:

Drawing Number: 0117.012.01A - Site and Block Plan

Drawing Number: 0117.012.04B - Existing and Proposed First Floor Plan

Drawing Number: 0117.012.05B - Existing and Proposed Front Elevations

Drawing Number: 0117.012.06B - Existing and Proposed Side and Rear Elevations

Drawing Number: 0117.012.07B - Proposed Roof Plan

Drawing Number: 0117.012.013A - Proposed Ground Floor Plan

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.

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

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.

Advisory

The applicant should be advised to contact the Highway Maintenance Team at Highways@bathnes.gov.uk with regard to securing a licence under Section 184 of the Highways Act 1980 for the construction of a vehicular crossing. The access shall not be brought into use until the details have been approved and constructed in accordance with the current specification.

Item No:	10
Application No:	17/05413/FUL

Site Location:	Willow Barn, Priston Hill, Priston, Bath		
Ward:	Bathavon West	Parish:	Priston
		LB Grade:	N/A
Application Type:	Full Application		
Proposal:	Erection of two storey rear extension.		
Constraints:	Agric Land Class 1,2,3a, Coal - Standing Advice Area, Conservation Area, Policy CP9 Affordable Housing Zones, Greenbelt, Housing Development Boundary, Policy LCR5 Safeguarded existg sport & R, LLFA - Flood Risk Management, Policy NE3 SNCI, Policy NE5 Ecological Networks, SSSI - Impact Risk Zones,		
Applicant:	Mr & Mrs Pai		
Expiry Date:	8th January 2018		
Case Officer:	Dominic Battrick		

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 walling and roofing materials to be used shall match those of the existing building in respect of type, size, colour, pointing, coursing, jointing, profile and texture.

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 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: Existing Block and Location Plans, Existing Elevations, Existing Ground and First Floor Plans, Proposed Block and Location Plans, all received 07/11/2017; Proposed Elevations (revised), Proposed Ground Floor (revised) and Proposed First Floor (revised), all received 07/12/2017.

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.

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

Bats are protected species under EU and national law. If bats are found during the construction phase, works must cease and Natural England contacted for advice on 0300 060 3900.

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:	13
Application No:	17/06210/FUL
Site Location:	14 Bathford Hill, Bathford, Bath, Bath And North East Somerset

Ward: Bathavon North	Parish: Bathford	LB Grade: II
Application Type: Full Application		
Proposal:	Erection of side extension following demolition of existing lean-to extension and associated alterations to existing dwelling.	
Constraints:	Agric Land Class 1,2,3a, Policy B4 WHS - Indicative Extent, Conservation Area, Policy CP9 Affordable Housing Zones, Housing Development Boundary, Listed Building, MOD Safeguarded Areas, Policy NE1 Green Infrastructure Network, SSSI - Impact Risk Zones, Policy ST8 Safeguarded Airport & Aerodro,	
Applicant:	Ms N Tobin	
Expiry Date:	16th March 2018	
Case Officer:	Helen Ellison	

DECISION REFUSE

1 The proposed extension, due to its size and scale, would result in an unsympathetic, overly large and disproportionate addition that would disrupt the symmetry and overriding unity of this row of listed buildings, dominate the listed building and its setting, fail to preserve or enhance the character or appearance of the conservation area and fail to maintain the character and appearance of the surrounding area. This would be harmful to the significance of the designated heritage assets contrary to the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy CP6 of the adopted Core Strategy (2014), Policies D2, D5 & HE1 of the Placemaking Plan for Bath and North East Somerset (2017), the National Planning Policy Framework and guidance from Historic England.

PLANS LIST:

This decision relates to the following drawings received on 21.12.2017:

Drwg. No. 1027-P02 Drwg. title: Section A-A & B-B

Drwg. No. 1027-P01 Drwg. title: Proposed plans & elevations

Drwg. No. 1027-S01 Drwg. title: Location plan & existing plans & elevations

In determining this application the Local Planning Authority considers it has complied with the aims of paragraphs 186 and 187 of the National Planning Framework. 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.

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. Whilst the above application

has been refused by the Local Planning Authority please note that CIL applies to all relevant planning permissions granted on or after this date. Thus any successful appeal against this decision may become subject to CIL. Full details are available on the Council's website www.bathnes.gov.uk/cil

Item No:	14	
Application No:	17/06211/LBA	
Site Location:	14 Bathford Hill, Bathford, Bath, Bath And North East Somerset	
Ward: Bathavon North	Parish: Bathford	LB Grade: II
Application Type:	Listed Building Consent (Alts/exts)	
Proposal:	Erection of side extension following demolition of existing lean-to extension and associated alterations to include demolition of existing porch and replacement porch to front	
Constraints:	Agric Land Class 1,2,3a, Policy B4 WHS - Indicative Extent, Conservation Area, Policy CP9 Affordable Housing Zones, Housing Development Boundary, Listed Building, MOD Safeguarded Areas, Policy NE1 Green Infrastructure Network, SSSI - Impact Risk Zones, Policy ST8 Safeguarded Airport & Aerodro,	
Applicant:	Ms N Tobin	
Expiry Date:	16th March 2018	
Case Officer:	Helen Ellison	

DECISION REFUSE

1 The proposed extension, due to its size and scale, would result in an unsympathetic, overly large and disproportionate addition that would disrupt the symmetry and overriding unity of this row of listed buildings and dominate the listed building and its setting. This would be harmful to the significance of the designated heritage asset and special interest of the listed building contrary to the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy CP6 of the adopted Core Strategy (2014), Policy HE1 of the Placemaking Plan for Bath and North East Somerset (2017), the National Planning Policy Framework and guidance from Historic England.

2 Demolition of the existing outbuilding would result in loss of historic fabric and removal of a structure that is of historic interest. Insufficient justification has been put forward in support of its demolition. The loss of the outbuilding would harm the significance of the designated heritage asset and special interest of the listed building contrary to the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy CP6 of the adopted Core Strategy (2014), Policy HE1 of the Placemaking Plan for Bath and North East Somerset (2017), the National Planning Policy Framework and guidance from Historic England.

3 The proposed porch would detract from the architectural interest of this listed building, represent an unsympathetic addition to the front elevation and compromise the architectural integrity and detail of the original front entrance. This would be harmful to the significance of the designated heritage asset and special interest of the listed building contrary to the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy CP6 of the adopted Core Strategy (2014), Policy HE1 of the Placemaking Plan for Bath and North East Somerset (2017), the National Planning Policy Framework and guidance from Historic England.

PLANS LIST:

This decision relates to the following drawings received on 21.12.2017:

Drwg. No. 1027-P02 Drwg. title: Section A-A & B-B

Drwg. No. 1027-P01 Drwg. title: Proposed plans & elevations

Drwg. No. 1027-S01 Drwg. title: Location plan & existing plans & elevations

In determining this application the Local Planning Authority considers it has complied with the aims of paragraphs 186 and 187 of the National Planning Framework. 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.

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. Whilst the above application has been refused by the Local Planning Authority please note that CIL applies to all relevant planning permissions granted on or after this date. Thus any successful appeal against this decision may become subject to CIL. Full details are available on the Council's website www.bathnes.gov.uk/cil