

BATH AND NORTH EAST SOMERSET COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE

4th July 2018

DECISIONS

Item No:	01		
Application No:	18/01851/FUL		
Site Location:	Monkton Combe School Farm, Brassknocker Hill, Monkton Combe, Bath		
Ward: Bathavon South	Parish: Monkton Combe	LB Grade: N/A	
Application Type:	Full Application		
Proposal:	Proposed erection of 2 dwellings following demolition of redundant agricultural buildings, alteration to existing dwelling, and associated access and comprehensive landscaping.		
Constraints:	Agric Land Class 3b,4,5, Policy B4 WHS - Indicative Extent, Policy CP8 Green Belt, Policy CP9 Affordable Housing Zones, MOD Safeguarded Areas, Policy NE1 Green Infrastructure Network, Policy NE2 AONB, Policy NE2A Landscapes and the green set, Policy NE5 Ecological Networks, Policy NE5 Strategic Nature Areas, SSSI - Impact Risk Zones,		
Applicant:	Mr S Roper		
Expiry Date:	21st June 2018		
Case Officer:	Alice Barnes		

DECISION REFUSE

1 The proposed development by reason of its location with the Green Belt and open countryside is regarded as being inappropriate development. The very special circumstance put forward by the application will not outweigh the harm to the Green Belt. The principle of the development is therefore contrary to paragraphs 80, 89 and 90 of the National Planning Policy Framework, policy CP8 of the Core Strategy and policy GB1 of the Bath & North East Somerset Placemaking Plan

2 The proposed development will result in a change in character of the local area by the removal of the existing agricultural buildings and domestic encroachment in the existing rural landscape. The proposed development will fail to conserve or enhance the character of the surrounding Area of Outstanding Natural Beauty. The proposed development is therefore contrary to policy NE.2 of the Bath & North East Somerset Placemaking Plan and contrary to Part 11 of the National Planning Policy Framework.

PLANS LIST:

Existing site plan 334 -S 001 -B
Belle Vue Existing Floor Plans 334-S 101
Existing elevations 334 S 201-P1

Landscape plan 191_PP_01
External lighting plan 334-E601
Proposed elevations - Belle Vue 334-P- 201 -P1
Proposed elevations - Dwelling One 334-P-202-P1
Proposed elevations - Dwelling Two 334-P-203-P1
Proposed site plan 334-P001
Proposed block plan 334-P100
Proposed floor plans - Dwelling one 334-P101
Proposed floor plans- Dwelling two 334- P102
Proposed floor plans- Belle Vue 334-P103
Existing and proposed site sections 334-P301
Proposed sections 334-P302
Proposed demolition plan 334-P400

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

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:	02	
Application No:	18/00356/FUL	
Site Location:	Curbar Edge , 2 Rowlands Close, Bathford, Bath	
Ward: Bathavon North	Parish: Bathford	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Roof change to create habitable space with 4 bedrooms incorporating rear dormer structure, front single storey extension and landscaping including engineering works to the rear garden.	
Constraints:	Agric Land Class 1,2,3a, Policy B4 WHS - Indicative Extent, Policy CP9 Affordable Housing Zones, Housing Development Boundary, MOD Safeguarded Areas, SSSI - Impact Risk Zones, Policy ST8 Safeguarded Airport & Aerodro,	
Applicant:	Mrs Nikki McCarthy	
Expiry Date:	3rd August 2018	
Case Officer:	Alice Barnes	

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

Item No:	03	
Application No:	18/01187/FUL	
Site Location:	7 Uplands Drive, Saltford, Bristol, Bath And North East Somerset	
Ward: Saltford	Parish: Saltford	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of new dwelling following demolition of existing dwelling.	
Constraints:	Saltford Airfield 3km buffer, Agric Land Class 1,2,3a, Policy CP9 Affordable Housing Zones, Housing Development Boundary, MOD Safeguarded Areas, Policy NE5 Ecological Networks, SSSI - Impact Risk Zones,	
Applicant:	Mr Seya Burchill	
Expiry Date:	15th June 2018	
Case Officer:	Rae Mephram	

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 Parking spaces (Pre-occupation)

No occupation of the development shall commence until the parking space for the proposed dwelling has been provided in accordance with the approved plans in a properly bound and surfaced material (not loose stone or gravel).

Reason: To ensure sufficient parking areas are 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 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 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.

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:

This decision relates to:

15 Mar 2018	5081702	BLOCK PLAN
15 Mar 2018	5081703	PROPOSED FLOOR PLANS
15 Mar 2018	5081704	PROPOSED ELEVATIONS
15 Mar 2018	5081701	LOCATION 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.

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

Item No:	04		
Application No:	18/01669/FUL		
Site Location:	42 Gainsborough Road, Keynsham, Bristol, Bath And North East Somerset		
Ward:	Keynsham East	Parish:	Keynsham Town Council
		LB Grade:	N/A
Application Type:	Full Application		
Proposal:	Erection of 1no self-contained house adjacent to existing property		
Constraints:	Saltford Airfield 3km buffer, Agric Land Class 3b,4,5, Policy CP9 Affordable Housing Zones, Housing Development Boundary, SSSI - Impact Risk Zones, Policy ST8 Safeguarded Airport & Aerodro,		
Applicant:	Hancock, Frayling and Maddison		
Expiry Date:	5th July 2018		
Case Officer:	Nikki Honan		

Withdrawn from agenda

Item No:	05		
Application No:	18/01696/FUL		
Site Location:	60 Cranwells Park, Lower Weston, Bath, Bath And North East Somerset		
Ward: Weston	Parish: N/A	LB Grade: N/A	
Application Type:	Full Application		
Proposal:	Erection of a two storey side extension (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 NE2A Landscapes and the green set, SSSI - Impact Risk Zones,		
Applicant:	Mr G Glass		
Expiry Date:	6th July 2018		
Case Officer:	Martin Almond		

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 .

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 Obscure Glazing and Non-opening Window(s) (Compliance)

The proposed external door glazing and utility window on the ground floor in the east elevation shall be obscurely glazed, and the first floor bathroom window in the east 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 windows 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.

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:

This decision relates to drawings 115-1, 115-2, 115-3, 115-4, 115-5 dated as received 17th April 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.

Application No:	18/01448/REM		
Site Location:	Arundel, Church Lane, Bishop Sutton, Bristol		
Ward: Chew Valley South	Parish: Stowey Sutton	LB Grade: N/A	
Application Type:	Removal of conditions		
Proposal:	Removal of condition 2 of application 17/01983/FUL (Erection of single storey side and rear extensions, front dormer window and internal reconfiguration works to existing dwelling.)		
Constraints:	Bristol Airport Safeguarding, Agric Land Class 1,2,3a, Coal - Standing Advice Area, Contaminated Land, Policy CP9 Affordable Housing Zones, Housing Development Boundary, Neighbourhood Plan, SSSI - Impact Risk Zones, Policy ST8 Safeguarded Airport & Aerodrome,		
Applicant:	Mr Colin Radforth		
Expiry Date:	5th July 2018		
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 and Block Plan (200-01) received 6th December 2017.

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

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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.

Item No:	07
Application No:	18/01483/FUL

Site Location:	Chapel Cottage, Clarendon Road, Widcombe, Bath	
Ward: Widcombe	Parish: N/A	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Change of use from 3bed residential dwelling (C3) to 3bed House of Multiple Occupation (C4)	
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 NE5 Ecological Networks, SSSI - Impact Risk Zones,	
Applicant:	Mr Christopher Moore	
Expiry Date:	5th July 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.

PLANS LIST:

This decision relates to the following plans received 6th April 2018: Existing and Proposed Ground Floor Plan, Existing and Proposed First 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.

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

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HMO Advice Note

Please note that you will also require an HMO Licence for your property to operate as an HMO. Planning and HMO licensing are two separate requirements and it is essential that an HMO licence is obtained after receiving planning permission. Although Planning Permission may be granted without an HMO licence, you may legally not be able to use the property as an HMO. If you have any queries, please contact Housing Services by email at hmo_licensing@bathnes.gov.uk or telephone 01225 396269.

Item No:	08
Application No:	18/01379/FUL

Site Location:	19 Rockliffe Road, Bathwick, Bath, Bath And North East Somerset	
Ward: Walcot	Parish: N/A	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of single storey extension to rear and side of property. Insertion of conservation rooflights in plane of roof to rear and side of property. (Revised proposal).	
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, River Avon and Kennet & Avon Canal, SSSI - Impact Risk Zones,	
Applicant:	Mr Alessandro Arossio	
Expiry Date:	30th May 2018	
Case Officer:	Dominic Battrick	

DECISION REFUSE

1 The extension by reason of the proposed wall materials (side and rear elevations) would be unsympathetic to the host dwelling to the detriment of the local character of the area. As such the proposal is contrary to Policy D2 of the Bath & North East Somerset Placemaking Plan, 2017.

PLANS LIST:

PLANS LIST:

This decision relates to the following plans: Existing and Proposed Block Plans - MJS004-PA01, Existing Floor Plans - MJS004-PA02, Site Location Plan, all received 04/05/2018; Existing Elevations - MJS004-PA03 rev. A received 07/06/2017; Proposed Floor Plans - MJS004-PA04 rev. A, Proposed Elevations - MJS004-PA05 rev. B received 14/06/2018.

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

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. In considering whether to prepare a further application the applicant's attention is drawn to the pre-application service offered by the Council and is encouraged to engage with officers prior to resubmitting.

