

**BATH AND NORTH EAST SOMERSET COUNCIL**  
**DEVELOPMENT MANAGEMENT COMMITTEE**

**24th October 2018**

**DECISIONS**

<b>Item No:</b>	01	
<b>Application No:</b>	18/03742/FUL	
<b>Site Location:</b>	City Of Bath College, Milk Street, City Centre, Bath	
<b>Ward:</b> Kingsmead	<b>Parish:</b> N/A	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Demolition of existing building and erection of new hotel and associated works (Resubmission).	
<b>Constraints:</b>	Article 4 Bath Demolition Wall, Article 4 Reg 7: Estate Agent, Article 4 HMO, Agric Land Class 3b,4,5, Air Quality Management Area, Policy B1 Bath Enterprise Zone, Policy B2 Central Area Strategic Policy, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, Conservation Area, Policy CP12 Bath City Centre Boundary, Policy CP9 Affordable Housing Zones, District Heating Priority Area, Flood Zone 2, LLFA - Flood Risk Management, MOD Safeguarded Areas, Policy NE1 Green Infrastructure Network, Policy NE5 Ecological Networks, Placemaking Plan Allocated Sites, Public Right of Way, SSSI - Impact Risk Zones,	
<b>Applicant:</b>	Dominvs Project Company 8 Ltd	
<b>Expiry Date:</b>	22nd November 2018	
<b>Case Officer:</b>	Chris Gomm	

**DECISION** Delegate to PERMIT subject to applicant entering into S106 agreement and relevant conditions.

<b>Item No:</b>	02
<b>Application No:</b>	18/02591/FUL
<b>Site Location:</b>	Pond House, Rosemary Lane, Freshford, Bath
<b>Ward:</b> Bathavon South	<b>Parish:</b> Hinton Charterhouse <b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application
<b>Proposal:</b>	Erection of two storey and single storey side extension and associated landscaping.
<b>Constraints:</b>	Agric Land Class 1,2,3a, Agric Land Class 3b,4,5, Conservation Area, Contaminated Land, Policy CP8 Green Belt, Policy CP9 Affordable Housing Zones, Greenbelt, LLFA - Flood Risk Management, MOD Safeguarded Areas, Policy NE1 Green Infrastructure Network, Policy NE2 AONB, Policy NE3 SNCI, Policy NE5 Ecological Networks, Policy NE5 Strategic Nature Areas, Public Right of Way, SSSI - Impact Risk Zones,
<b>Applicant:</b>	Mrs Kate Walters
<b>Expiry Date:</b>	28th September 2018
<b>Case Officer:</b>	Samantha Mason

## DECISION REFUSE

1 The proposed development represents inappropriate development in the Green Belt and would be harmful to openness and the purposes of including land within the Green Belt. The proposal is therefore contrary to policy CP8 of the adopted Core Strategy and policy GB1 and GB3 of the Placemaking Plan for Bath and North East Somerset (2017) and the NPPF.

2 The proposed development by virtue of its scale and massing would adversely affect the natural beauty of the landscape of the designated AONB. The proposal is therefore contrary to policy NE2, D1, D2 and D5 of the Placemaking Plan for Bath and North East Somerset (2017) as well as the Freshford and Limpley Stoke Neighbourhood Plan Planning, and the NPPF.

## PLANS LIST:

This decision relates to the following plans:

- 12 Sep 2018 1727 L1.A Site Location and Block Plans
- 12 Sep 2018 1727 L2 Landscape Design
- 12 Sep 2018 1727 L3a Proposed First Floor
- 12 Sep 2018 1727 L4a Proposed Ground Floor
- 12 Sep 2018 1727 L5a Proposed Roof Plan

In determining this application the Local Planning Authority considers it has complied with the aims of paragraph 38 of the National Planning Policy 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.

<b>Item No:</b>	03	
<b>Application No:</b>	18/01431/FUL	
<b>Site Location:</b>	Dearholm, Colliers Lane, Charlcombe, Bath	
<b>Ward:</b> Bathavon North	<b>Parish:</b> Charlcombe	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Erection of ground floor extension and alteration of the roof to create additional residential accommodation.	
<b>Constraints:</b>	Agric Land Class 1,2,3a, Policy B4 WHS - Indicative Extent, Policy CP8 Green Belt, Policy CP9 Affordable Housing Zones, MOD Safeguarded Areas, Policy NE2 AONB, Policy NE2A Landscapes and the green set, Policy NE5 Ecological Networks, SSSI - Impact Risk Zones,	
<b>Applicant:</b>	Buzzard Williams	
<b>Expiry Date:</b>	28th September 2018	
<b>Case Officer:</b>	Rae Mepham	

## **DECISION REFUSE**

1 The proposal, due to it's design, size and appearance, would be detrimental to the character and appearance of this part of the Area of Outstanding Natural Beauty and the visual amenities of the Green Belt, contrary to policies NE2 and GB1 of the Bath and North East Somerset Placemaking Plan.

## **PLANS LIST:**

This decision relates to:

06 Jul 2018	411 - P201 - P3	PROPOSED SOUTH ELEVATION
06 Jul 2018	411 - P202 - P3	PROPOSED EAST ELEVATION
06 Jul 2018	411 - P203 - P3	PROPOSED NORTH ELEVATION
06 Jul 2018	411 - P204 - P3	PROPOSED WEST ELEVATION
23 Jul 2018	411 - P101 - P3	PROPOSED GROUND FLOOR PLAN
23 Jul 2018	411 - P102 - P3	PROPOSED FIRST FLOOR PLAN
23 Jul 2018	411 - P103 - P3	PROPOSED ROOF PLAN
23 Jul 2018	P - 001- P3	REVISED LOCATION PLAN
17 Aug 2018	411 - P002 - P4	PROPOSED SITE PLAN
25 Sep 2018	411 - P 301 REV P1	PROPOSED SECTION AA
25 Sep 2018	411 - P 302 REV P1	PROPOSED SECTION BB

In determining this application the Local Planning Authority considers it has complied with the aims of paragraph 38 of the National Planning Policy Framework.