

BATH AND NORTH EAST SOMERSET COUNCIL
DEVELOPMENT CONTROL COMMITTEE

13th April 2011

DECISIONS

Item No:	01	
Application No:	10/04747/EFUL	
Site Location:	Street Record, Bath Spa University Campus, Newton St. Loe, Bath	
Ward: Bathavon West	Parish: Newton St. Loe	LB Grade: N/A
Application Type:	Full Application with an EIA attached	
Proposal:	Demolition of existing residential (C2) and education (D1) buildings and redevelopment of part of Newton Park for educational purposes as Phase 1 of the campus master plan to provide a two/three storey academic building (approximately 8,528.7 sq m) together with associated access, landscaping, car parking and infrastructure, in addition to temporary extension to main car park south of campus	
Constraints:	Agric Land Class 1,2,3a, Agric Land Class 1,2,3a, Agric Land Class 3b,4,5, Coal fields, Cycle Route, Forest of Avon, Greenbelt, Major Existing Dev Site,	
Applicant:	Bath Spa University	
Expiry Date:	11th March 2011	
Case Officer:	Geoff Webber	

DECISION Defer

Defer consideration to seek legal advice.

Item No:	02	
Application No:	11/00407/FUL	
Site Location:	38 High Street, Keynsham, Bristol, Bath And North East Somerset	
Ward: Keynsham North	Parish: Keynsham Town Council	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Change of Use from Use Class A1 (Retail) to Use Class A2 (Financial and Professional Services)	
Constraints:	Agric Land Class 3b,4,5, City/Town Centre Shopping Areas, Conservation Area, Forest of Avon, Housing Development Boundary, Prime Shop Front,	
Applicant:	Stroud And Swindon Building Society	
Expiry Date:	28th March 2011	
Case Officer:	Andrew Strange	

DECISION Defer

Defer consideration to allow the application to be advertised as a departure and subject to no new issues being revised. Authorise the Development Manager to PERMIT with appropriate conditions.

Item No:	03	
Application No:	10/04904/REG04	
Site Location:	Council Depot, Upper Bristol Road, Clutton, Bristol	
Ward: Clutton	Parish: Clutton	LB Grade: N/A
Application Type:	Regulation 4 Application	
Proposal:	Construction of drying/storage bays	
Constraints:	Agric Land Class 1,2,3a, Coal fields, Forest of Avon,	
Applicant:	Bath & North East Somerset Council	
Expiry Date:	14th March 2011	
Case Officer:	Alice Barnes	

DECISION REFUSE for the following reasons

1 The applicant has not demonstrated that the use of the proposed bays would not result in a more intensive use of the existing depot or that their use would not give rise to unacceptable levels of odour to the detriment of the amenity of the surrounding residential occupiers. The proposed development is therefore contrary to policies D.2, ES.10 and ES.12 of the Bath & North East Somerset Local Plan including minerals and waste policies - adopted October 2007.

PLANS LIST:

Site Location Plan, date stamped 15th July 2010

Block Plan, date stamped 31st December 2010

Proposed Elevations, date stamped 17th January 2010

Item No:	04
Application No:	10/04317/FUL
Site Location:	Church View, Packhorse Lane, South Stoke, Bath
Ward: Bathavon South	Parish: South Stoke LB Grade: N/A
Application Type:	Full Application
Proposal:	Erection of 2no gable ends to south elevation, replacement of existing windows to the front with French doors opening onto a veranda, demolish existing steps to front, move existing door on east elevation and erection of cantilevered porch over and provision of larger window to side, erection of dormer to north elevation, provision of first floor window on west elevation and landscaping
Constraints:	Agric Land Class 1,2,3a, Agric Land Class 3b,4,5, Area of Outstanding Natural Beauty, Conservation Area, Greenbelt, Housing Development Boundary,
Applicant:	Mr And Mrs Elms
Expiry Date:	14th December 2010
Case Officer:	Victoria Griffin

DECISION Defer

Defer consideration to allow Members to visit the site.

Reason: To view the site in the context of its surroundings.

Item No:	05
Application No:	11/00229/FUL
Site Location:	36 Farmborough Lane, Priston, Bath, Bath And North East Somerset
Ward: Bathavon West	Parish: Priston LB Grade: N/A
Application Type:	Full Application
Proposal:	Erection of 2-storey extensions at 36 & 37 Priston following demolition of lean-to
Constraints:	Agric Land Class 1,2,3a, Coal fields, Forest of Avon, Greenbelt,
Applicant:	Duchy Of Cornwall
Expiry Date:	7th March 2011
Case Officer:	Rachel Le Huray

DECISION Delegate to PERMIT

Authorise the Development Manager to PERMIT subject to the applicant entering into an agreement to have agricultural ties on both properties and appropriate conditions.

Item No:	06
Application No:	11/00668/FUL
Site Location:	4 Ellsbridge Close, 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 a first floor side extension (Resubmission)
Constraints:	Agric Land Class 3b,4,5, Forest of Avon, Greenbelt,
Applicant:	Mr Andrew Jones
Expiry Date:	4th April 2011
Case Officer:	Tessa Hampden

DECISION PERMIT with the following conditions:

1 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 permissions.

2 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.

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no windows, roof lights or openings, other than those shown on the plans hereby approved, shall be formed in the east elevation of the extension hereby approved at any time unless a further planning permission has been granted.

Reason: To safeguard the amenities of adjoining occupiers from overlooking and loss of privacy.

4 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 plans, site location plan and 2008/1A and 2008/2 A date stamped 7th February 2011

REASONS FOR GRANTING APPROVAL:

1. The decision to grant approval has taken account of the Development Plan, relevant emerging Local Plans and approved Supplementary Planning Guidance. This is in accordance with the Policies set out below at A.

A. Bath and North East Somerset Local Plan (including minerals and wastes) adopted October, D2, D4, NE5, HG15, GB1, GB2

2. The proposed extension is considered to be a disproportionate addition to the host dwelling and as such is considered to be inappropriate development in the Green Belt. However, given the extant planning permission, and the fact that there will be no harm to the amenity of the neighbouring occupiers and the proposal is considered to improve the appearance of the street scene, these are considered to be very special circumstances which outweigh the harm by reason of its inappropriateness.