

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

**24th April 2019**

**SITE VISIT DECISIONS**

<b>Item No:</b>	001	
<b>Application No:</b>	18/05706/FUL	
<b>Site Location:</b>	Rookehill Farmhouse, 34 Wellsway, Keynsham, Bristol	
<b>Ward:</b> Keynsham East	<b>Parish:</b> Keynsham Town Council	<b>LB Grade:</b> II
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Creation of new vehicular access and erection of a two storey building following demolition of existing garden room and store (Resubmission).	
<b>Constraints:</b>	Bristol Airport Safeguarding, Saltford Airfield 3km buffer, Agric Land Class 3b,4,5, Conservation Area, Contaminated Land, Policy CP8 Green Belt, Policy CP9 Affordable Housing Zones, Listed Building, SSSI - Impact Risk Zones, Policy ST8 Safeguarded Airport & Aerodro,	
<b>Applicant:</b>	Mr David Westgate	
<b>Expiry Date:</b>	21st February 2019	
<b>Case Officer:</b>	Helen Ellison	

**DECISION REFUSE**

1 The proposed two storey building is of a size, design, scale and massing that would result in an obtrusive and dominant structure. In addition, the proposed vehicular access, due to its extent, location and associated side retaining walls and rear boundary layout/means of landscaping would appear inappropriate, intrusive and out of place. As such the proposal would fail to maintain or enhance the local character, distinctiveness or landscape. This would be contrary to Policies CP6 and CP7 of the adopted Core Strategy (2014), Policies D1, D2, D3, D4 D5, NE2 and NE6 of the Placemaking Plan for Bath and North East Somerset (2017) and the provisions of the NPPF (2019).

2 The proposed two storey building and associated works, due to their size, scale, massing, location and design would result in an obtrusive, dominant and discordant addition to the site that would harm the significance of the designated heritage assets and fail to preserve or enhance the character or appearance of the conservation area and the special interest of the listed building and its setting. There are no public benefits to the proposal that would outweigh the harm. This would be 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 provisions of the NPPF (2019) and guidance from Historic England.

3 The proposed development which is located within the green belt would introduce a disproportionately large two storey building to an area that is essentially open and rural in character. As such the development would appear materially larger than the existing building and therefore represent inappropriate development in the green belt that would harm its openness. 'Very special circumstances' in support of the application have not been submitted for consideration. The proposal would, therefore, be contrary to Policy CP8 of the adopted Core Strategy (2014), Policy GB1 of the Placemaking Plan for Bath and North East Somerset (2017) and the provisions of the NPPF (2019).

## **PLANS LIST:**

This decision relates to the following drawings and document;

Date: 27.12.2018 Drwg. No. D163 02E Drwg. title: Existing site plan  
Date: 27.12.2018 Drwg. No. D163 12E Drwg. title: Proposed site plan  
Date: 27.12.2018 Drwg. No. D163 120A Drwg. title: Tree Survey  
Date: 27.12.2018 Drwg. No. D163 122A Drwg. title: Tree protection measures  
Date: 27.12.2018 Drwg. No. D163 13D Drwg. title: Proposed site sections  
Date: 27.12.2018 Drwg. No. D163 14F Drwg. title: Proposed floor plans  
Date: 27.12.2018 Drwg. No. D163 15C Drwg. title: Proposed elevations and section DD  
Date: 27.12.2018 Drwg. No. D163 3C Drwg. title: Existing site sections  
Date: 27.12.2018 Drwg. No. D163 4A Drwg. title: Existing garden building floor plan and elevations  
Date: 27.12.2018 Drwg. No. D163 01 REV B Drwg. title: Location and site plan

Date: 27.12.2018 Document title: Bat Surveys Report  
Date: 27.12.2018 Document title: Tree Survey

## **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](http://www.bathnes.gov.uk/cil)

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.