

BATH AND NORTH EAST SOMERSET COUNCIL

PLANNING COMMITTEE

5th June 2019

DECISIONS

Item No:	01	
Application No:	18/02543/FUL	
Site Location:	Chew Valley Lake Walking And Cycle Trail, Walley Lane, Chew Magna, Bristol	
Ward: Chew Valley	Parish: Chew Magna	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Creation of a leisure trail for walkers and cyclists around Chew Valley Lake (including associated engineering works). NOW AMENDED SUCH THAT THE EASTERN SECTION AND SOUTHERN SECTION ARE NOW EXCLUDED FROM THE APPLICATION. PERMISSION NOW SOUGHT FOR NORTH-WEST SECTION ONLY (overview as shown in document entitled 'Chew Valley Lake Recreational Trail North West Section', May 2018, Sustrans/Bristol Water).	
Constraints:	Bristol Airport Safeguarding, Agric Land Class 1,2,3a, Agric Land Class 1,2,3a, Agric Land Class 3b,4,5, Coal - Standing Advice Area, Contaminated Land, Policy CP8 Green Belt, Policy CP9 Affordable Housing Zones, Cycle Route, Flood Zone 2, Flood Zone 3, Policy LCR5 Safeguarded existg sport & R, LLFA - Flood Risk Management, Policy NE1 Green Infrastructure Network, Policy NE2 AONB, Policy NE2A Landscapes and the green set, Policy NE3 SAC and SPA, Policy NE3 SNCI, Policy NE3 SSSI, Policy NE5 Ecological Networks, Policy NE5 Strategic Nature Areas, Neighbourhood Plan, Neighbourhood Plan, Public Right of Way, SSSI - Impact Risk Zones, Policy ST2A Recreational Routes-Cycle Ro, Policy ST8 Safeguarded Airport & Aerodro,	
Applicant:	Sustrans Ltd	
Expiry Date:	12th June 2019	
Case Officer:	Chris Gomm	

Defer and delegate to issue with amended conditions.

Item No:	02		
Application No:	19/00810/FUL		
Site Location:	Pond House, Rosemary Lane, Freshford, Bath		
Ward:	Bathavon South	Parish:	Hinton Charterhouse
		LB Grade:	N/A
Application Type:	Full Application		
Proposal:	Extension and alterations to Pond House (Revised Application)		
Constraints:	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, 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, All Public Rights of Way Records, SSSI - Impact Risk Zones,		
Applicant:	Mr B Walters		
Expiry Date:	6th June 2019		
Case Officer:	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 detract from the character of the existing building and 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:

- 26 Feb 2019 Lpc4469 Location Plan
- 26 Feb 2019 1815 L2 Proposed Landscaping Plan
- 26 Feb 2019 1815 L4 Proposed Ground Floor Plan and Sections
- 26 Feb 2019 1815 L5 Proposed First Floor Plan Elevations and Section

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.

Item No:	03	
Application No:	19/00457/FUL	
Site Location:	Freedom House, Lower Bristol Road, Westmoreland, Bath	
Ward: Twerton	Parish: N/A	LB Grade: II
Application Type:	Full Application	
Proposal:	The addition of metal fencing/ railings fixed to the top of the existing rubble stone wall to western, northern and eastern boundaries of the Freedom House site perimeter.	
Constraints:	Article 4 Bath Demolition Wall, Article 4 Reg 7: Estate Agent, Article 4 HMO, Agric Land Class 3b,4,5, Policy B1 Bath Enterprise Zone, Policy B3 Twerton and Newbridge Riversid, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, British Waterways Major and EIA, British Waterways Minor and Householders, Conservation Area, Policy CP9 Affordable Housing Zones, Flood Zone 2, Flood Zone 3, HMO Stage 1 Test Area (Stage 2 Test Req), Policy LCR5 Safeguarded existg sport & R, LLFA - Flood Risk Management, MOD Safeguarded Areas, Policy NE1 Green Infrastructure Network, Policy NE2A Landscapes and the green set, Policy NE5 Ecological Networks, SSSI - Impact Risk Zones, Water Source Areas,	
Applicant:	Mr Andrew De Thierry	
Expiry Date:	10th May 2019	
Case Officer:	Caroline Power	

DECISION Withdrawn from Committee Agenda

Item No:	04
Application No:	19/00297/LBA
Site Location:	Freedom House, Lower Bristol Road, Westmoreland, Bath
Ward: Twerton	Parish: N/A LB Grade: II
Application Type:	Listed Building Consent (Alts/exts)
Proposal:	Erection of a metal fence to the existing rubble stone boundary wall to western, northern and eastern boundaries.
Constraints:	Article 4 Bath Demolition Wall, Article 4 Reg 7: Estate Agent, Article 4 HMO, Agric Land Class 3b,4,5, Policy B1 Bath Enterprise Zone, Policy B3 Twerton and Newbridge Riversid, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, British Waterways Major and EIA, Conservation Area, Contaminated Land, Policy CP9 Affordable Housing Zones, HMO Stage 1 Test Area (Stage 2 Test Req), Listed Building, MOD Safeguarded Areas, Policy NE1 Green Infrastructure Network, River Avon and Kennet & Avon Canal, SSSI - Impact Risk Zones,
Applicant:	Mr Andrew De Thierry
Expiry Date:	10th May 2019
Case Officer:	Caroline Power

DECISION Withdrawn from Committee Agenda

Item No:	05
Application No:	19/00902/LBA
Site Location:	11 Quarry Vale, Combe Down, Bath, Bath And North East Somerset
Ward: Combe Down	Parish: N/A LB Grade: II
Application Type:	Listed Building Consent (Alts/exts)
Proposal:	Internal & external alterations to include installation of 1st to 2nd floor staircase. Installation of 2 conservation roof windows on rear roof slope. Board up roof void over joists. Install plaster board under rafters with skim finish. Covert bathroom to bedroom.
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, Listed Building, Policy NE1 Green Infrastructure Network, Policy NE5 Ecological Networks, SSSI - Impact Risk Zones,
Applicant:	Mr Simon Hand
Expiry Date:	19th June 2019
Case Officer:	Caroline Waldron

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