

BATH AND NORTH EAST SOMERSET COUNCIL

Planning Committee

Date 28th August 2019

**OBSERVATIONS RECEIVED SINCE THE PREPARATION OF THE MAIN
AGENDA**

ITEM

ITEMS FOR PLANNING PERMISSION

Item No.	Application No.	Address
1	18/00201/FUL	Food Machinery 2000 Comfortable Place Kingsmead Bath BA1 3AJ

Condition 2 (Construction Management Plan) is amended to require measures for the minimisation and recycling of construction waste. The amended condition states:

2. Construction Management Plan (Pre-commencement)

No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority.

This shall include details of the following:

- 1. Deliveries (including storage arrangements and timings);*
- 2. Contractor parking;*
- 3. Traffic management;*
- 4. Working hours;*
- 5. Site opening times;*
- 6. Wheel wash facilities;*
- 7. Site compound arrangements;*
- 8. Measures for the control of dust;*
- 9. Measures for the minimisation and recycling of construction waste;*

The construction of the development shall thereafter be undertaken in accordance with the approved details.

Reason: To ensure that safe operation of the highway and in the interests of protecting residential amenity in accordance with policies D6 and ST7 of the Bath and North East Somerset Placemaking Plan. This is a pre-commencement condition because any initial

Item No.	Application No.	Address
3	19/01685/FUL	Parcel 3512 Bristol Road Paulton BRISTOL

Following the update to the description of the proposal and the necessary re consultation in respect of this application a total number of 127 letters have been received in respect of this application.

The total number of comments supporting this proposal being 125 The additional comments received have not raised any further issues than those stated in the main report.

The following comments have been received from consultees following re consultation:

PARISH COUNCIL-

Support with the same comments previously submitted to B&NES on 29th May 2019 - The Parish Council supports the application in principle however preferred materials are required. It is requested that a condition is put on the application for the applicant to produce materials for approval and that the unauthorised mezzanine is regularised.

PROW Confirmed no further comments.

Drainage- No objection. Previous comments dated 30 April still valid.

LANDSCAPE

A revised layout landscaping plan (20190725_165 has been submitted.

This now includes a native species hedge around the north eastern and south eastern boundaries of the proposed 13 space car park the latter omits a note which was not relevant to the proposals and appeared to be a cut and paste error.

For the reasons stated in my previous response I continue to consider that the development proposals would be likely to be detrimental to the special character and appearance of the conservation area, local landscape character, local features, local distinctiveness and views.

While the additional hedge proposed would help to screen and filter views of the proposed car park from the north east and south east it would not adequately mitigate the adverse landscape impact of the proposed development as a whole on landscape character, local distinctiveness, features and views.

I also continue to consider that the proposed development as a whole would neither conserve the special character and appearance of the conservation area; nor would it conserve and enhance the landscape setting of the settlement of Paulton.

I therefore continue to consider that the proposed development would have a significant adverse impact on landscape and that this adverse impact would not been adequately mitigated.

As a consequence I continue to object to the development proposals.

POLICY

It is understood that the existing building is unauthorised and therefore, the application is being considered as a new building within the open countryside. The comments are revised as follows;

As this application is being considered as a new building policy RE.6 no longer applies.

Policy RE.1 relates to employment uses in the countryside. As the site sits outside of the housing development boundary policy RE.1 applies. The policy states the following

Proposals for employment uses in the countryside outside the scope of Core Strategy Policies RA1 and RA2 will be permitted providing they are consistent with all other relevant policies, and involves:

- i) replacement of existing buildings;*

In this case the revised description includes the provision of a new building within the open countryside. Therefore the proposal is contrary to policy RE.1 of the Placemaking Plan.

HIGHWAYS- it is also noted that an updated Site Plan, Drawing 20190725-165-R00-SG, has been submitted. My further highways comments are as follows:

Earlier comments identified concerns regarding the use of loose materials within the car park area, and that there was a need to ensure that this material was not drawn onto the public highway. Having reviewed the submitted plans, it is still not absolutely clear what surface materials will be used in the different parts of the car park. An area of bound surfacing would be required at the site access, and this does not appear to be shown. Any planning approval would need to secure the access design, including an agreement of the surfacing areas. In addition, the closure of the existing vehicular access would need to be secured. All highway works would need to be undertaken as part of an appropriate highways licence or agreement.

The highway authority maintains the earlier objection to the planning application for sustainability reasons.

In the light of the additional/updated comments made the recommendation remains to refuse this application.

AMENDED PLANS LIST

16 Apr 2019 R00_SG PROPOSED BIKE RACK ELEVATIONS

16 Apr 2019 R00_SG(1) ROOF PLANS

Apr 2019 R01_SG PROPOSED BIKE RACK LAYOUT PLAN

16 Apr 2019 R01_SG TOPOGRAPHICAL SURVEY 2

Apr 2019 R01_SG(1) EXISTING BARN ELEVATIONS

Apr 2019 R01_SG(1) EXISTING BARN FLOOR PLANS

16 Apr 2019 R02_SG TOPOGRAPHICAL SURVEY
16 Apr 2019 Drawing 16 Apr 2019 R02_SG(1) PROPOSED BARN FLOOR PLANS
16 Apr 2019 R03_SG BLOCK PLAN
16 Apr 2019 OS Extract R02_SG SITE LOCATION PLAN Public

25.07.2019 layout plan (20190725_165_bristol-rd_proposed-planting-plan-car-park-area-r01_SG)
19.07.2019 proposed Landscape Plan 20190719_165_bristol-rd_proposed-landscape-plan-r01_SG

The wording of condition 2 should be amended as follows:

2 The proposal by virtue of the size and design of the proposed building and the provision of the associated car park fails to **preserve** or enhance the character of the surrounding Conservation Area and detracts from the landscape setting of the area. The proposal is therefore contrary to Policy HE1 and Policies NE2 and NE2A of the Bath and North East Somerset Placemaking Plan (2017) and the provisions of the National Planning Policy Framework (2019).

4	19/01961/FUL	47 Lymore Avenue Twerton Bath BA2 1BB
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The applicant has agreed to a compliance condition restricting the occupancy of the HMO to 7 unrelated occupants. The applicant, Mr Olly Barkley, has indicated that he has no intention of providing occupancy of over 7 people.

The proposed condition recommended by the case officer is as follows:

Occupancy (Compliance)

The development hereby permitted shall not be occupied by more than seven unrelated occupants unless a further planning permission has been granted.

Reason: An increase in the number of occupants would need further consideration by the Local Planning Authority with regard to residential amenity, parking and highway safety, in accordance with policies D6 and ST7 of the Bath and North East Somerset Placemaking Plan.