

**BATH AND NORTH EAST SOMERSET COUNCIL**  
**PLANNING COMMITTEE**  
**28th August 2019**  
**DECISIONS**

<b>Item No:</b>	01	
<b>Application No:</b>	18/00201/FUL	
<b>Site Location:</b>	Food Machinery 2000 Ltd, Comfortable Place, Kingsmead, 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>	Erection of 25 flats with cycle storage and car parking, refuse store, footpath linkage, revised access arrangements, landscaping and associated works, following demolition of 2 x 2 bed flats and 180m2 of office space.	
<b>Constraints:</b>	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 B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, British Waterways Major and EIA, British Waterways Minor and Householders, Conservation Area, Contaminated Land, Policy CP9 Affordable Housing Zones, MOD Safeguarded Areas, Policy NE1 Green Infrastructure Network, River Avon and Kennet & Avon Canal, SSSI - Impact Risk Zones,	
<b>Applicant:</b>	Mr Sean Kelly	
<b>Expiry Date:</b>	4th September 2019	
<b>Case Officer:</b>	Chris Griggs-Trevarthen	

**DECISION** Delegate to PERMIT subject to applicant entering into S106 Agreement.

<b>Item No:</b>	02	
<b>Application No:</b>	19/01427/RES	
<b>Site Location:</b>	Employment Building Unit 2, Bell Lane, Chew Stoke, Bristol	
<b>Ward:</b> Chew Valley	<b>Parish:</b> Chew Stoke	<b>LB Grade:</b> N/A
<b>Application Type:</b>	PI Permission (ApprovalReserved Matters)	
<b>Proposal:</b>	Approval of reserved matters with regard to outline application 17/05325/OUT (Residential development of 5 dwellings and associated car parking and reorganisation of car parking for adjacent commercial premises).	
<b>Constraints:</b>	Bristol Airport Safeguarding, Agric Land Class 1,2,3a, Coal - Standing Advice Area, Contaminated Land, Policy CP8 Green Belt, Policy CP9	

PLEASE NOTE: The Outline Planning Application was not an Environmental Impact Assessment Application.

Affordable Housing Zones, Policy GDS1 Site Allocations, Housing Development Boundary, Policy NE1 Green Infrastructure Network, Policy NE5 Ecological Networks, Policy NE5 Strategic Nature Areas, Neighbourhood Plan, SSSI - Impact Risk Zones, Policy ST8 Safeguarded Airport & Aerodrome,

**Applicant:** Rural Adventure Limited  
**Expiry Date:** 31st August 2019  
**Case Officer:** Chloe Buckingham

**DECISION** Delegate to Permit subject to conditions

<b>Item No:</b>	03	
<b>Application No:</b>	19/01685/FUL	
<b>Site Location:</b>	Parcel 3512, Bristol Road, Paulton, Bristol	
<b>Ward:</b> Paulton	<b>Parish:</b> Paulton	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Development of cafe and therapy rooms at mezzanine floor level with associated new access, external seating area and car parking.	
<b>Constraints:</b>	Agric Land Class 1,2,3a, Coal - Standing Advice Area, Conservation Area, Policy CP9 Affordable Housing Zones, Policy NE2A Landscapes and the green set, Policy PCS6 Unstable Land-Coal Mining Le, SSSI - Impact Risk Zones,	
<b>Applicant:</b>	Ms Leigh Montgomery	
<b>Expiry Date:</b>	11th June 2019	
<b>Case Officer:</b>	Christine Moorfield	

**DECISION** REFUSE

1 The proposal will result in development outside of any settlement boundary, contrary to policies DW1 and SV1 of the Core Strategy and policies RE1, CP12, CR1 and CR2 of the Bath and North East Somerset Placemaking Plan (2017) and the provisions of the National Planning Policy Framework (2019).

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).

3 The site is located where it is not served by a footway along this part of Bristol Road. This could lead to harm to pedestrian safety and lead to a significant dependence on car

use to access the development and therefore, the proposed use of the site conflicts with Policy ST.1 of the Bath and North East Somerset Placemaking Plan (2017).

#### **PLANS LIST:**

16 Apr 2019 R00\_SG PROPOSED BIKE RACK ELEVATIONS  
16 Apr 2019 R00\_SG(1) ROOF PLANS  
16 Apr 2019 R01\_SG PROPOSED BIKE RACK LAYOUT PLAN  
16 Apr 2019 R01\_SG TOPOGRAPHICAL SURVEY 2  
16 Apr 2019 R01\_SG(1) EXISTING BARN ELEVATIONS  
16 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 Jul 2019 layout plan (20190725\_165\_bristol-rd\_proposed-planting-plancarpark-area-r001\_SG )  
22.Jul 2019 proposed Landscape Plan 20190719\_165\_bristol-rd\_proposedlandscape-plan-r01\_SG  
16 Apr 2019 Plan R02-SG(1) Proposed barn elevations

#### **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.

<b>Item No:</b>	04
<b>Application No:</b>	19/01961/FUL
<b>Site Location:</b>	47 Lymore Avenue, Twerton, Bath, Bath And North East Somerset
<b>Ward:</b> Southdown	<b>Parish:</b> N/A <b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application
<b>Proposal:</b>	Change of use from 4-bedroom house in multiple occupation (Use Class C4) to 7-bedroom house in multiple occupation (Sui Generis). Erection of a two storey rear extension and single storey side extension following demolition of existing extension
<b>Constraints:</b>	Article 4 HMO, Agric Land Class 3b,4,5, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, Policy CP9 Affordable Housing Zones, HMO Stage 1 Test Area (Stage 2 Test Req), MOD Safeguarded Areas, SSSI - Impact Risk Zones,
<b>Applicant:</b>	Mr Olly Barkley
<b>Expiry Date:</b>	8th July 2019
<b>Case Officer:</b>	Dominic Battrick

**DECISION** Application Withdrawn

<b>Item No:</b>	05
<b>Application No:</b>	19/02674/OUT
<b>Site Location:</b>	154 Charlton Road, Keynsham, Bristol, Bath And North East Somerset
<b>Ward:</b> Keynsham North	<b>Parish:</b> Keynsham Town Council <b>LB Grade:</b> N/A
<b>Application Type:</b>	Outline Application
<b>Proposal:</b>	Erection of 1 no. two-storey, two-bed dwelling attached to existing house with two allocated parking spaces (Outline application with all matters reserved).
<b>Constraints:</b>	Bristol Airport Safeguarding, Agric Land Class 3b,4,5, Coal - Standing Advice Area, Policy CP9 Affordable Housing Zones, Housing Development Boundary, SSSI - Impact Risk Zones, Policy ST8 Safeguarded Airport & Aerodro,
<b>Applicant:</b>	Mr & Mrs Brain
<b>Expiry Date:</b>	30th August 2019
<b>Case Officer:</b>	Rae Mephem

**DECISION** PERMIT

### 1 Outline Time Limit (Compliance)

The development hereby approved shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the latest.

Reason: As required by Section 92 of the Town and Country Planning Act (as amended), and to avoid the accumulation of unimplemented planning permissions.

### **2 Reserved Matters (Pre-commencement)**

Approval of the details of the appearance, means of access, landscaping, layout and scale of the proposal (hereinafter called the reserved matters) shall be obtained from the Local Planning Authority before any development is commenced.

Reason: This is an outline planning permission and these matters have been reserved for the subsequent approval of the Local Planning Authority under the provisions of Section 92 of the Town and Country Planning Act (as amended) and Parts 1 and 3 of the Development Management Procedure Order 2015.

### **3 Parking (Pre-occupation)**

No occupation of the development shall commence until 2no. parking spaces have been provided on-site and should be retained permanently thereafter.

Reason: To ensure that adequate and safe parking is provided in the interests of amenity and highway safety in accordance with Policy ST7 of the Bath and North East Somerset Placemaking Plan.

### **4 Bicycle Storage (Pre-occupation)**

No occupation of the development shall commence until bicycle storage for at least 2no. bicycles has been provided. The bicycle storage shall be retained permanently thereafter.

Reason: To secure adequate off-street parking provision for bicycles and to promote sustainable transport use in accordance with Policy ST7 of the Placemaking Plan.

### **5 Water Efficiency - Rainwater Harvesting (Pre-occupation)**

No occupation of the approved dwellings shall commence until rainwater harvesting or other methods of capturing rainwater for use by the residents (e.g. Water butts) has been provided.

Reason: In the interests of water efficiency in accordance with Policy SCR5 of the Placemaking Plan.

### **6 Water Efficiency (Compliance)**

The approved dwellings shall be constructed to meet the national optional Building Regulations requirement for water efficiency of 110 litres per person per day.

Reason: In the interests of water efficiency in accordance with Policy SCR5 of the Bath and North East Somerset Placemaking Plan.

### **7 Plans List (Compliance)**

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:

01 Aug 2019 70939/02/101 REV A COMBINED SITE LOCATION PLAN, EXISTING AND PROPOSED BLOCK 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.

### **Condition Categories**

The heading of each condition gives an indication of the type of condition and what is required by it. There are 4 broad categories:

**Compliance** - The condition specifies matters to which you must comply. These conditions do not require the submission of additional details and do not need to be discharged.

**Pre-commencement** - The condition requires the submission and approval of further information, drawings or details before any work begins on the approved development. The condition will list any specific works which are exempted from this restriction, e.g. ground investigations, remediation works, etc.

**Pre-occupation** - The condition requires the submission and approval of further information, drawings or details before occupation of all or part of the approved development.

**Bespoke Trigger** - The condition contains a bespoke trigger which requires the submission and approval of further information, drawings or details before a specific action occurs.

Please note all conditions should be read fully as these headings are intended as a guide only.

Where approval of further information is required you will need to submit an application to Discharge Conditions and pay the relevant fee via the Planning Portal at [www.planningportal.co.uk](http://www.planningportal.co.uk) or post to Planning Services, Lewis House, Manvers Street, Bath, BA1 1JG.

### **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. **Before** commencing any development on site you should ensure you are familiar with the CIL process. If the development approved by this permission is CIL liable there are requirements to assume liability and notify the Council before development commences, failure to comply with the regulations can result in surcharges and additional payments. Full details about the CIL Charge including, amount and process for payment will be sent out in a CIL Liability Notice which you will receive shortly. Further details are available here: [www.bathnes.gov.uk/cil](http://www.bathnes.gov.uk/cil)

<b>Item No:</b>	06
<b>Application No:</b>	19/02946/FUL
<b>Site Location:</b>	Former Natwest Bank, 26 High Street, Keynsham, BS31 1DW
<b>Ward:</b> Keynsham North	<b>Parish:</b> Keynsham Town Council <b>LB Grade:</b> II
<b>Application Type:</b>	Full Application
<b>Proposal:</b>	Change of use from bank (Use Class A2) to a day nursery (Use Class D1) and associated works
<b>Constraints:</b>	Agric Land Class 3b,4,5, Air Quality Management Area, Conservation Area, Policy CP12 Bath City Centre Boundary, Policy CP9 Affordable Housing Zones, Policy CR3 Primary Shopping Areas, District Heating Priority Area, Housing Development Boundary, Listed Building, Policy NE1 Green Infrastructure Network, Policy NE5 Ecological Networks, SSSI - Impact Risk Zones, Policy ST8 Safeguarded Airport & Aerodro,
<b>Applicant:</b>	Cambridge Micro Applications 1985 Ltd
<b>Expiry Date:</b>	4th September 2019
<b>Case Officer:</b>	Caroline Power

## DECISION PERMIT

### 1 Standard Time Limit (Compliance)

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 permission.

### 2 Sound Attenuation (Compliance)

The rating level of noise emitted from any fixed plant and / or machinery associated with the development hereby approved shall not exceed background sound levels (LA90T) by more than 5dB (A). The rating level shall be determined by measurement or calculation at the boundary of the nearest noise sensitive premises or at another location that is agreed with the Local Planning Authority. The background noise level shall be expressed as an LA90 1 hour and the ambient noise levels shall be expressed as an LAeq 1 hour during the daytime [07:00-23:00] and shall be expressed as an LA90 and LAeq 5 minutes during the night [23:00-07:00].

Reason: To prevent excessive noise and protect the residential amenity of occupiers in accordance with policy PCS2 of the Bath and North East Somerset Placemaking Plan.

### 3 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 and shall include details of deliveries (including storage arrangements and timings), contractor parking, traffic management, working hours, site opening times, wheel wash facilities and site

compound arrangements. 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 Policy ST7 of the Bath and North East Somerset Placemaking Plan. This is a condition precedent because any initial construction or demolition works could have a detrimental impact upon highways safety and/or residential amenity.

#### **4 Travel Plan (Pre-occupation)**

No occupation of the development shall commence until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be operated in accordance with the approved Travel Plan.

Reason: In the interest of encouraging sustainable travel methods in accordance with Policy ST1 of the Bath and North East Somerset Local Plan.

#### **5 Hard and Soft Landscaping (Pre-occupation)**

No occupation shall commence until a hard and soft landscape scheme has been submitted to and approved in writing by the Local Planning Authority showing details of all trees, hedgerows and other planting to be retained, a planting specification to include numbers, size, species and positions of all new trees and shrubs, details of existing and proposed walls, fences, other boundary treatment and surface treatment of the open parts of the site, and a programme of implementation.

Reason: To ensure the provision of an appropriate landscape setting to the development in accordance with Policies D1, D2, D4 and NE2 of the Bath and North East Somerset Placemaking Plan.

#### **6 Hard and Soft Landscaping (Compliance)**

All hard and/or soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme (phasing) agreed in writing with the Local Planning Authority. Any trees or plants indicated on the approved scheme which, within a period of five years from the date of the development being completed, die, are removed or become seriously damaged or diseased shall be replaced during the next planting season with other trees or plants of a species and size to be first approved in writing by the Local Planning Authority. All hard landscape works shall be permanently retained in accordance with the approved details.

Reason: To ensure that the landscape scheme is implemented and maintained in accordance with Policies D1, D2 and NE2 of the Bath and North East Somerset Placemaking Plan.

#### **7 No Storage Outside (Compliance)**

No goods, materials, finished or unfinished products or parts, crates or refuse shall be stacked or stored outside any building on the site.



Reason: In the interests of the appearance of the development and the surrounding area in accordance with Policy CP6 of the Bath and North East Somerset Core Strategy and policies D1, D2, D3 and D4 of the Bath and North East Somerset Placemaking Plan.

### **8 Hours of Use (Compliance)**

The use hereby approved shall not be carried on and no customer shall be served or remain on the premises outside the hours of ;  
Monday-Friday-07.00- 19.00  
Saturday and Sunday- Closed.

Reason: To safeguard the amenities of nearby occupiers in accordance with Policy D6 of the Bath and North East Somerset Placemaking Plan.

### **9 Plans List (Compliance)**

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:**

Drawing	01 Jul 2019	CPP4110.01A	EXISTING SITE LAYOUT PLANS
Drawing	01 Jul 2019	CPP4110.02A	EXISTING SITE PLAN AND ELEVATIONS
Drawing	01 Jul 2019	CPP4110.03A	PROPOSED SITE LAYOUT PLANS
Drawing	01 Jul 2019	CPP4110.04A	PROPOSED SITE PLAN ELEVATIONS AND SINAGE...
OS Extract	01 Jul 2019	CPP4110.OS-	SITE LOCATION PLAN

### **Condition Categories**

The heading of each condition gives an indication of the type of condition and what is required by it. There are 4 broad categories:

**Compliance** - The condition specifies matters to which you must comply. These conditions do not require the submission of additional details and do not need to be discharged.

**Pre-commencement** - The condition requires the submission and approval of further information, drawings or details before any work begins on the approved development. The condition will list any specific works which are exempted from this restriction, e.g. ground investigations, remediation works, etc.

**Pre-occupation** - The condition requires the submission and approval of further information, drawings or details before occupation of all or part of the approved development.

**Bespoke Trigger** - The condition contains a bespoke trigger which requires the submission and approval of further information, drawings or details before a specific action occurs.

Please note all conditions should be read fully as these headings are intended as a guide only.

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

### **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. **Before** commencing any development on site you should ensure you are familiar with the CIL process. If the development approved by this permission is CIL liable there are requirements to assume liability and notify the Council before development commences, failure to comply with the regulations can result in surcharges and additional payments. Full details about the CIL Charge including, amount and process for payment will be sent out in a CIL Liability Notice which you will receive shortly. Further details are available here: [www.bathnes.gov.uk/cil](http://www.bathnes.gov.uk/cil)

The applicant is advised that with reference to the proposed kitchen uses, registration is required. Please use the link below:

<https://www.bathnes.gov.uk/services/environment/food-safety>

<b>Item No:</b>	07	
<b>Application No:</b>	19/02942/LBA	
<b>Site Location:</b>	Former Natwest Bank, 26 High Street, Keynsham, BS31 1DW	
<b>Ward:</b> Keynsham North	<b>Parish:</b> Keynsham Town Council	<b>LB Grade:</b> II
<b>Application Type:</b>	Listed Building Consent (Alts/exts)	
<b>Proposal:</b>	Internal and external alterations for the change of use from bank (Use Class A2) to a day nursery (Use Class D1) and associated works and installation 1no. fascia sign and 1no. hanging sign on main (eastern) elevation	
<b>Constraints:</b>	Agric Land Class 3b,4,5, Air Quality Management Area, Conservation Area, Policy CP12 Bath City Centre Boundary, Policy CP9 Affordable Housing Zones, Policy CR3 Primary Shopping Areas, District Heating Priority Area, Housing Development Boundary, Listed Building, Policy NE1 Green Infrastructure Network, Policy NE5 Ecological Networks, SSSI - Impact Risk Zones, Policy ST8 Safeguarded Airport & Aerodrome,	
<b>Applicant:</b>	Cambridge Micro Applications Ltd 1985	
<b>Expiry Date:</b>	4th September 2019	
<b>Case Officer:</b>	Caroline Power	

## **DECISION CONSENT**

### **1 Time Limit - Listed Building Consent (Compliance)**

The works hereby approved shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

### **2 Joinery Details (Bespoke Trigger)**

No installation of ceilings and wall finishes, new doors and skirting boards ; shall commence until full details comprising a schedule of works to the interior and 1:20 drawings; have been submitted to and approved in writing by the Local Planning Authority. Thereafter the work shall only be carried out in accordance with the approved details.

Reason: To safeguard the character and appearance of the building in accordance with Policy CP6 of the Bath and North East Somerset Core Strategy and Policy HE1 of the Bath and North East Somerset Placemaking Plan.

### **3 Schedule of Repairs (Bespoke Trigger)**

Following removal of the paint and/or cleaning of the front elevation; in accordance with the approved plans and prior to any further works being undertaken a detailed schedule of any repair work to restore and repair the existing sash windows and reinstate missing masonry, including methods and materials to be submitted to and approved in writing by the Local Planning Authority. Thereafter the work shall only be carried out in accordance with the approved details.

Reason: To safeguard features of special architectural and historical interest and preserve the character and appearance of the building in accordance with Policy CP6 of the Bath and North East Somerset Core Strategy and Policy HE1 of the Bath and North East Somerset Placemaking Plan.

### **4 Mortar Mix (Bespoke Trigger)**

No re-pointing shall be carried out until details of the specification for the mortar mix and a sample area of pointing demonstrating colour, texture, jointing and finish have been provided in situ for the inspection and approval in writing by the Local Planning Authority and retained for reference until the work has been completed. Once approved the works shall be completed in accordance with the approved details.

Reason: To safeguard features of special architectural and historical interest and preserve the character and appearance of the building in accordance with Policy CP6 of the Bath and North East Somerset Core Strategy and Policy HE1 of the Bath and North East Somerset Placemaking Plan.

### **5 Joinery Details (Bespoke Trigger)**

No installation of the proposed railings/balustrade to the rear single storey extension; shall commence until full details comprising 1:20 drawings; have been submitted to and approved in writing by the Local Planning Authority. Thereafter the work shall only be carried out in accordance with the approved details.

Reason: To safeguard the character and appearance of the building in accordance with Policy CP6 of the Bath and North East Somerset Core Strategy and Policy HE1 of the Bath and North East Somerset Placemaking Plan.

### **6 Plans List (Compliance)**

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:**

Drawing	01 Jul 2019	CPP4110.01A	EXISTING SITE LAYOUT PLANS
Drawing	01 Jul 2019	CPP4110.02A	EXISTING SITE PLAN AND ELEVATIONS
Drawing	01 Jul 2019	CPP4110.03A	PROPOSED SITE LAYOUT PLANS
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OS Extract	01 Jul 2019	CPP4110.OS-	SITE LOCATION PLAN

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**Pre-commencement** - The condition requires the submission and approval of further information, drawings or details before any work begins on the approved development. The condition will list any specific works which are exempted from this restriction, e.g. ground investigations, remediation works, etc.

**Pre-occupation** - The condition requires the submission and approval of further information, drawings or details before occupation of all or part of the approved development.

**Bespoke Trigger** - The condition contains a bespoke trigger which requires the submission and approval of further information, drawings or details before a specific action occurs.

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

## Community Infrastructure Levy

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If the works of the proposal contained within the application require access scaffolding to be erected it is incumbent on all interested parties to ensure that it is undertaken adopting conservation best practice. Methods of erection which entail bolting scaffolding to the building using anchor ties will require listed building consent and are unlikely to be acceptable.

<b>Item No:</b>	08	
<b>Application No:</b>	19/02947/AR	
<b>Site Location:</b>	Former Natwest Bank, 26 High Street, Keynsham, BS31 1DW	
<b>Ward:</b> Keynsham North	<b>Parish:</b> Keynsham Town Council	<b>LB Grade:</b> II
<b>Application Type:</b>	Advertisement Consent	
<b>Proposal:</b>	Erection of 1no. non-illuminated fascia sign and 1no. non-illuminated hanging sign on main (eastern) elevation	
<b>Constraints:</b>	Agric Land Class 3b,4,5, Air Quality Management Area, Conservation Area, Policy CP12 Bath City Centre Boundary, Policy CP9 Affordable Housing Zones, Policy CR3 Primary Shopping Areas, District Heating Priority Area, Housing Development Boundary, Housing Development Boundary, Listed Building, Policy NE1 Green Infrastructure Network, Policy NE5 Ecological Networks, SSSI - Impact Risk Zones, Policy ST8 Safeguarded Airport & Aerodro,	
<b>Applicant:</b>	Cambridge Micro Applications 1985 Ltd	
<b>Expiry Date:</b>	4th September 2019	
<b>Case Officer:</b>	Caroline Power	

## DECISION CONSENT

### 1 Standard Advertisement Conditions (Compliance)

- a. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
- b. No advertisement shall be sited or displayed so as to -
  - (i) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military)

- (ii) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air
- (iii) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
- c. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
- d. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
- e. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: These conditions are specified in the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

### **2 Standard Advert Time Limit**

This consent shall expire at the end of a period of five years from the date of this approval.

Reason: This condition is specified in the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

### **3 Joinery Details (Bespoke Trigger)**

No installation of the fascia and projecting sign shall commence until full details comprising of 1:20 detail drawings of the signs and bracket (to include section) have been submitted to and approved in writing by the Local Planning Authority. Thereafter the work shall only be carried out in accordance with the approved details.

Reason: To safeguard the character and appearance of the building in accordance with Policy CP6 of the Bath and North East Somerset Core Strategy and Policy HE1 of the Bath and North East Somerset Placemaking Plan.

### **4 Plans List (Compliance)**

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:**

Drawing 01 Jul 2019 CPP4110.01A EXISTING SITE LAYOUT PLANS  
Drawing 01 Jul 2019 CPP4110.02A EXISTING SITE PLAN AND ELEVATIONS  
Drawing 01 Jul 2019 CPP4110.03A PROPOSED SITE LAYOUT PLANS  
Drawing 01 Jul 2019 CPP4110.04A PROPOSED SITE PLAN ELEVATIONS AND SIGNAGE...  
OS Extract 01 Jul 2019 CPP4110.OS- SITE LOCATION PLAN

#### **Condition Categories**

The heading of each condition gives an indication of the type of condition and what is required by it. There are 4 broad categories:

Compliance - The condition specifies matters to which you must comply. These conditions do not require the submission of additional details and do not need to be discharged.

Pre-commencement - The condition requires the submission and approval of further information, drawings or details before any work begins on the approved development. The condition will list any specific works which are exempted from this restriction, e.g. ground investigations, remediation works, etc.

Pre-occupation - The condition requires the submission and approval of further information, drawings or details before occupation of all or part of the approved development.

Bespoke Trigger - The condition contains a bespoke trigger which requires the submission and approval of further information, drawings or details before a specific action occurs.

Please note all conditions should be read fully as these headings are intended as a guide only.

Where approval of further information is required you will need to submit an application to Discharge Conditions and pay the relevant fee via the Planning Portal at [www.planningportal.co.uk](http://www.planningportal.co.uk) or post to Planning Services, Lewis House, Manvers Street, Bath, BA1 1JG.

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

### **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. **Before** commencing any development on site you should ensure you are familiar with the CIL process. If the development approved by this permission is CIL liable there are requirements to assume liability and notify the Council before development commences, failure to comply with the regulations can result in surcharges and additional payments. Full details about the CIL Charge including, amount and process for payment will be sent out in a CIL Liability Notice which you will receive shortly. Further details are available here: [www.bathnes.gov.uk/cil](http://www.bathnes.gov.uk/cil)