

**BATH AND NORTH EAST SOMERSET COUNCIL**  
**PLANNING COMMITTEE**  
**16th December 2020**  
**DECISIONS**

<b>Item No:</b>	001	
<b>Application No:</b>	19/05534/FUL	
<b>Site Location:</b>	Telecommunication Mast 54146, Woolley Lane, Charlcombe, Bath	
<b>Ward:</b> Bathavon North	<b>Parish:</b> Charlcombe	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Erection of 20 metre-high telecommunications monopole accommodating 6no antenna apertures, 4no transmission dishes and 8no ground-based equipment cabinets	
<b>Constraints:</b>	Article 4 HMO, Agricultural Land Classification, Policy B4 WHS - Indicative Extent, Policy CP8 Green Belt, Policy CP9 Affordable Housing Zones, Policy LCR5 Safeguarded existg sport & R, MOD Safeguarded Areas, Policy NE2 AONB, Policy NE2A Landscapes and the green set, Policy NE5 Ecological Networks, SSSI - Impact Risk Zones,	
<b>Applicant:</b>	Mobile Broadband Network Limited	
<b>Expiry Date:</b>	22nd October 2020	
<b>Case Officer:</b>	Chris Griggs-Trevarthen	

**DECISION**                      REFUSE

**1 Green Belt**

The proposed mast has a greater impact upon openness than the existing development and is therefore inappropriate development in the Green Belt. Very special circumstances do not exist to justify the development. The proposals are therefore contrary to the development plan, in particular policy CP8 of the Core Strategy, and the National Planning Policy Framework.

**2 AONB and Landscape**

The proposed mast, due to its height, bulk, scale and appearance, would adversely impact upon the natural beauty of the Cotswolds AONB, local landscape character and local distinctiveness. The trees along the boundaries of the site are not protected and cannot be relied upon to adequately mitigate any adverse impact upon the landscape. The proposals are therefore contrary to the development plan, in particular policies CP6 of the Core Strategy and NE2 of the Placemaking Plan, and the National Planning Policy Framework.

**PLANS LIST:**

- 002 Site Location Plan
- 215 Max Configuration Site Plan
- 265 Max Configuration Elevation

In determining this application the Local Planning Authority considers it has complied with the aims of paragraph 38 of the National Planning Policy Framework. The Local Planning Authority worked positively and proactively with the applicant and was able to recommend the application for permission. Notwithstanding this, the application was refused by the Planning Committee for the reasons stated on matters of planning judgement.

<b>Item No:</b>	002
<b>Application No:</b>	20/00259/FUL
<b>Site Location:</b>	Homebase Ltd, Pines Way, Westmoreland, Bath
<b>Ward:</b> Oldfield Park	<b>Parish:</b> N/A <b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application
<b>Proposal:</b>	Redevelopment of the site to provide a new care community (Use Class C2) comprising care residences and care suites and ancillary communal, care and well-being facilities, offices in Use Class E(g)(i) together with associated back of house and service areas, pedestrian and vehicular access, car and cycle parking, landscaping, private amenity space and public open space.
<b>Constraints:</b>	Article 4 HMO, Agricultural Land Classification, Policy B1 Bath Enterprise Zone, Policy B2 Central Area Strategic Policy, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, British Waterways Major and EIA, Contaminated Land, Policy CP9 Affordable Housing Zones, District Heating Priority Area, HMO Stage 1 Test Area (Stage 2 Test Req), MOD Safeguarded Areas, Policy NE1 Green Infrastructure Network, Placemaking Plan Allocated Sites, River Avon and Kennet & Avon Canal, SSSI - Impact Risk Zones,
<b>Applicant:</b>	Senior Living Urban (Bath) Limited
<b>Expiry Date:</b>	24th September 2020
<b>Case Officer:</b>	Chris Gomm

**DECISION**                      REFUSE

1 Scale Height Massing Bulk and impact of these on WHS \* NEED TO CHECK - did committee also say impact on listed buildings and conservation area

2 Impact on Residential Amenity

3 Materials - possibly incorporate with scale and massing reason

4 Inadequate Parking in particular for staff

5 Loss of Trees and lack of Green Infrastructure

## PLANS LIST:

### PLANS LIST

The following plans/drawings are hereby approved:

- o A-01\_001 Rev P01: EXISTING SITE LOCATION PLAN
- o A-01\_100 Rev P01: EXISTING NORTH ELEVATION
- o A-01\_101 Rev P01: EXISTING SOUTH ELEVATION
- o A-01\_102 Rev P01: EXISTING EAST ELEVATION
- o A-01\_103 Rev P01: EXISTING WEST ELEVATION
- o A-10\_001 Rev P01: DEMOLITION PLAN
- o A-10\_300 Rev P01: DEMOLITION - ELEVATION - NORTH AND SOUTH
- o A-10\_301 Rev P01: DEMOLITION - ELEVATION - EAST
- o A-10\_302 Rev P01: DEMOLITION - ELEVATION - WEST
- o A-01\_002 Rev P03: PROPOSED SITE LOCATION PLAN
- o A-20\_001 Rev P03: ROOF LEVEL MASTERPLAN / SITE PLAN
- o A-20\_002 Rev P03: LEVEL 00 MASTERPLAN
- o A-20\_003 Rev P03: LEVEL 01 MASTERPLAN
- o A-20\_004 Rev P03: LEVEL 02 MASTERPLAN
- o A-20\_005 Rev P03: LEVEL 03 MASTERPLAN
- o A-20\_006 Rev P03: LEVEL 04 MASTERPLAN
- o A-20\_007 Rev P03: LEVEL 05 MASTERPLAN
- o A-20\_100 Rev P03: BUILDING A & B - LEVEL 00
- o A-20\_101 Rev P03: BUILDING A & B - LEVEL 01
- o A-20\_102 Rev P03: BUILDING A & B - LEVEL 02
- o A-20\_103 Rev P03: BUILDING A & B - LEVEL 03
- o A-20\_104 Rev P03: BUILDING A & B - LEVEL ROOF
- o A-20\_107 Rev P03: BUILDING C & D - LEVEL 00
- o A-20\_108 Rev P03: BUILDING C & D - LEVEL 01
- o A-20\_109 Rev P03: BUILDING C & D - LEVEL 02
- o A-20\_110 Rev P03: BUILDING C & D - LEVEL 03
- o A-20\_111 Rev P03: BUILDING C & D - LEVEL 04
- o A-20\_112 Rev P03: BUILDING C & D - LEVEL 05
- o A-20\_113 Rev P03: BUILDING C & D - LEVEL ROOF
- o A-20\_300 Rev P03: BUILDINGS A-B - NORTH ELEVATION & COURTYARD SECTION
- o A-20\_301 Rev P03: BUILDINGS A-B - SOUTH ELEVATION & COURTYARD SECTION
- o A-20\_302 Rev P03: BUILDING C - NORTH & SOUTH ELEVATIONS
- o A-20\_303 Rev P03: BUILDING D - NORTH & SOUTH ELEVATIONS
- o A-20\_304 Rev P03: SITE - EAST ELEVATIONS
- o A-20\_305 Rev P03: SITE - WEST ELEVATIONS
- o A-20\_306 Rev P03: SITE SECTIONAL ELEVATION E-E
- o A-20\_307 Rev P03: SITE SECTIONAL ELEVATION F-F
- o A-20\_308 Rev P03: SITE SECTIONAL ELEVATION H-H & I-I
- o A-20\_310 Rev P03: CONTEXTUAL ELEVATIONS
- o A-21\_300 Rev P03: TYPICAL BAY STUDY - SHEET 01
- o A-21\_301 Rev P03: TYPICAL BAY STUDY - SHEET 02

- o A-21\_302 Rev P03: TYPICAL BAY STUDY - SHEET 03
- o A-21\_303 Rev P03: TYPICAL BAY STUDY - SHEET 04
- o A-21\_304 Rev P03: TYPICAL BAY STUDY - SHEET 05
- o A-30\_100 Rev P02: TYPICAL UNIT LAYOUTS - 1 BED M4(2) & M4(3)
- o A-30\_101 Rev P02: TYPICAL UNIT LAYOUTS - 2 BED M4(2) & M4(3)
- o A-30\_102 Rev P02: TYPICAL UNIT LAYOUTS - 3 BED M4(2) & M4(3)
- o A-30\_103 Rev P02: TYPICAL UNIT LAYOUTS - AGED CARE SUITES
- o LTS 101(08) 101 Rev C: LANDSCAPE GENERAL ARRANGEMENT PLAN
- o A-20\_115 Rev P01: BUILDING A & B - BASEMENT LEVEL
- o A-20\_008 Rev P01: LEVEL B1 MASTERPLAN

## **Environmental Permitting**

This development may require a permit under the Environmental Permitting (England and Wales) Regulations 2010 from the Environment Agency for any proposed works or structures, in, under, over or within eight metres of the top of the bank of the River Avon, designated a 'main river'. This was formerly called a Flood Defence Consent. Some activities are also now excluded or exempt. A permit is separate to and in addition to any planning permission granted. Further details and guidance are available on the GOV.UK website: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

## **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)

## **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.

### **Permit/Consent Decision Making Statement**

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

### **Submission of Samples**

Any samples required by condition should not be delivered to the Council's offices. Please can you ensure that samples are instead available for inspection on site - as soon as the discharge of condition application has been submitted. If you wish to make alternative arrangements please contact the case officer direct and also please make this clear in your discharge of condition application.

<b>Item No:</b>	01	
<b>Application No:</b>	20/01474/FUL	
<b>Site Location:</b>	20 Avon Road, Keynsham, Bristol, Bath And North East Somerset	
<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>	Erection of 2 storey side extension, removal of existing door and replacement and enlargement of existing dormer window and new conservation roof light to rear roof slope.	
<b>Constraints:</b>	Saltford Airfield 3km buffer, Agric Land Class 3b,4,5, Conservation Area, Policy CP9 Affordable Housing Zones, Housing Development Boundary, Listed Building, SSSI - Impact Risk Zones, Policy ST8 Safeguarded Airport & Aerodro, Tree Preservation Order,	
<b>Applicant:</b>	Mr S Perkins	
<b>Expiry Date:</b>	11th September 2020	
<b>Case Officer:</b>	Emily Smithers	

**DECISION** PERMIT subject to revisions

**PLANS LIST:**

This decision relates to the following drawings:

Drawing	29/10/2020	(3)021 REV D	PROPOSED DORMER SASH WINDOW
Revised Drawing	29/10/2020	(3)012 REV D	PROPOSED FIRST FLOOR PLAN
Revised Drawing	29/10/2020	(3)013 REV D	PROPOSED SECOND FLOOR PLAN
Revised Drawing	29/10/2020	(3)015 REV D	PROPOSED SIDE ELEVATION
Revised Drawing	29/10/2020	(3)016 REV D	PROPOSED REAR ELEVATION
Revised Drawing	26/08/2020	(3) 014 A	PROPOSED FRONT ELEVATION
Revised Drawing	26/08/2020	(3) 011 A	PROPOSED GROUND FLOOR PLAN
Revised Drawing	26/08/2020	(3) 020	PROPOSED RAILINGS
Drawing	18/05/2020	(3)017	PROPOSED FRONT DOOR
Drawing	24/04/2020	(3)001	LOCATION PLAN
Drawing	24/04/2020	(3)010	PROPOSED BASEMENT PLAN
Drawing	24/04/2020	(3)002	SITE PLAN

### 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>	02	
<b>Application No:</b>	20/01475/LBA	
<b>Site Location:</b>	20 Avon Road, Keynsham, Bristol, Bath And North East Somerset	
<b>Ward:</b> Keynsham East	<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 to include two storey side extension, removal of existing door and replacement and enlargement of existing dormer window and new conservation roof light to rear roof slope.	

<b>Constraints:</b>	Saltford Airfield 3km buffer, Agric Land Class 3b,4,5, Conservation Area, Policy CP9 Affordable Housing Zones, Housing Development Boundary, Listed Building, SSSI - Impact Risk Zones, Policy ST8 Safeguarded Airport & Aerodrome, Tree Preservation Order,
<b>Applicant:</b>	Mr S Perkins
<b>Expiry Date:</b>	11th September 2020
<b>Case Officer:</b>	Emily Smithers

**DECISION** PERMIT subject to revisions

**PLANS LIST:**

This decision relates to the following drawings:

Drawing	29/10/2020	(3)021 REV D	PROPOSED DORMER SASH WINDOW
Revised Drawing	29/10/2020	(3)012 REV D	PROPOSED FIRST FLOOR PLAN
Revised Drawing	29/10/2020	(3)013 REV D	PROPOSED SECOND FLOOR PLAN
Revised Drawing	29/10/2020	(3)015 REV D	PROPOSED SIDE ELEVATION
Revised Drawing	29/10/2020	(3)016 REV D	PROPOSED REAR ELEVATION
Revised Drawing	26/08/2020	(3) 014 A	PROPOSED FRONT ELEVATION
Revised Drawing	26/08/2020	(3) 011 A	PROPOSED GROUND FLOOR PLAN
Revised Drawing	26/08/2020	(3) 020	PROPOSED RAILINGS
Drawing	18/05/2020	(3)017	PROPOSED FRONT DOOR
Drawing	24/04/2020	(3)001	LOCATION PLAN
Drawing	24/04/2020	(3)010	PROPOSED BASEMENT PLAN
Drawing	24/04/2020	(3)002	SITE PLAN

**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>	03
<b>Application No:</b>	20/03006/FUL
<b>Site Location:</b>	81 Hillcrest Drive, Southdown, 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>	Creation of Loft conversion and installation of rear dormer
<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 John Shackleton
<b>Expiry Date:</b>	6th November 2020
<b>Case Officer:</b>	Samantha Mason

**DECISION**                      REFUSE

1 The proposal by reason of its design, siting, scale, and massing, is unacceptable and fails to respond to the local context and maintain the character and appearance of the surrounding area. The proposal fails to accord with policy CP6 of the adopted Core Strategy (2014) and policies D2 and D5 of the Placemaking Plan for Bath and North East Somerset (2017) and parts of the NPPF.

**PLANS LIST:**

This decision relates to the following plans:

- 01 Nov 2020 0154/1-C1 D Proposed Floor And Roof Plans
- 01 Nov 2020 0154/1-C2 D Construction Elevations & Section
- 20 Aug 2020 0154-0100 Location 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. 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.

**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)

<b>Item No:</b>	04	
<b>Application No:</b>	20/01794/FUL	
<b>Site Location:</b>	Jubilee Centre, Lower Bristol Road, Twerton, Bath	
<b>Ward:</b> Twerton	<b>Parish:</b> N/A	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Mixed-use redevelopment of site for storage and distribution (Class B8) and erection of 121 units of purpose-built student accommodation (sui generis) following demolition of existing building and associated access and landscaping works.	
<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 B3 Twerton and Newbridge Riversid, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, British Waterways Major and EIA, Conservation Area, Policy CP9 Affordable Housing Zones, Flood Zone 2, Flood Zone 3, 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 NE3 SNCI, Policy NE5 Ecological Networks, River Avon and Kennet & Avon Canal, SSSI - Impact Risk Zones,	
<b>Applicant:</b>	Toplocation 4 Ltd & Longacre	
<b>Expiry Date:</b>	16th December 2020	
<b>Case Officer:</b>	Samantha Mason	

**DECISION**                      REFUSE

1 The proposed development includes 'more vulnerable' use, which would be located within Flood Risk Zone 2. The area of search criteria has not been agreed, and it has not been satisfactorily demonstrated that there are no sequentially preferable sites which are reasonably available for the proposed development in areas with a lower probability of flooding. The proposed development therefore fails the Sequential Test and is contrary to policy CP5 of Bath and North East Somerset Council Core Strategy and Placemaking Plan (July 2017) and Paragraph 158 of the NPPF (2019)

2 The proposed scheme by reason of its bulk, height and design would lead to harm being caused to local character, the setting of the listed building and the wider character of the conservation area, and World Heritage Site. This would materially conflict with the Bath and North East Somerset Placemaking Plan policies D6, HE1 and H3 and the NPPF (2019)

3 The proposed scheme fails to demonstrate that opportunities have been maximised to design Green Infrastructure (GI) into the proposed development, or that the scheme makes a positive contribution to the GI network through the creation, enhancement and management of new, and existing GI assets. The proposal also fails to provide space available for planting or practical tree retention. As such, the application is in conflict with Policies NE1 and NE6 of the Bath and North East Somerset Placemaking Plan (July 2017).

**PLANS LIST:**

<b>Item No:</b>	05
<b>Application No:</b>	19/05471/ERES
<b>Site Location:</b>	Western Riverside Development Area, Midland Road, Westmoreland, Bath
<b>Ward:</b> Kingsmead	<b>Parish:</b> N/A <b>LB Grade:</b> N/A
<b>Application Type:</b>	Reserved Matters App with an EIA
<b>Proposal:</b>	Approval of reserved matters pursuant to outline planning permission 06/01733/EOUT for the erection of 176 dwellings; retail / community space (Use Class A1/D1); access; parking; landscaping and associated infrastructure works following demolition of existing buildings and structures.
<b>Constraints:</b>	Article 4 Bath Demolition Wall, Article 4 Reg 7: Estate Agent, Article 4 HMO, Agric Land Class 3b,4,5, Air Quality Management Area, Policy B1 Bath Enterprise Zone, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, Policy B4 WHS - Boundary, Conservation Area, Contaminated Land, Policy CP9 Affordable Housing Zones, District Heating Priority Area, 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 NE3 SNCI, Policy NE5 Ecological Networks, Placemaking Plan Allocated Sites, River Avon and Kennet & Avon Canal, SSSI - Impact Risk Zones,
<b>Applicant:</b>	Aequus Construction Ltd.
<b>Expiry Date:</b>	18th December 2020
<b>Case Officer:</b>	Chris Griggs-Trevarthen

**DECISION**                      PERMIT

**1 Stage 2 Road Safety Audit (Pre-commencement)**

No development shall commence until a brief for an independent Stage 2 Road Safety Audit (in accordance with GG119) of the detailed design has been submitted to and

approved in writing by the Local Planning Authority. The brief shall include the CV of the Audit Team Leader and Audit Team Member.

No development shall commence until the independent Stage 2 Road Safety Audit has been undertaken in accordance with the approved brief and the results submitted to and approved in writing by the Local Planning Authority. A representative of the Local Highways Authority shall be present at the Stage 2 Road Safety Audit site visit as an observer.

Reason: In the interest of highways safety in accordance with policy ST7 of the Placemaking Plan. This is a pre-commencement condition because the stage 2 road safety audit must be undertaken at the detailed design stage. If development were to commence prior to the audit being undertaken it may prejudice its outcomes.

## **2 Wildlife Protection and Enhancement Scheme (Pre-Commencement)**

No development shall take place until full details of a Wildlife Protection and Enhancement Scheme, consistent with the recommendations in Section 4.19-4.40 of the approved Ecological Assessment report (Tyler Grange, December 2019), have been submitted to and approved in writing by the local planning authority. These details shall include:

(a) A Construction Ecological Management Plan including a location plan and specification for fencing of exclusion zones to protect habitats including the adjacent SNCI, method statements for all necessary measures to avoid or reduce ecological impacts during site clearance and construction, findings of update surveys or pre-commencement checks of the site and details of involvement by an ecological clerk of works;

(b) Full and final details of proposed bat mitigation and enhancement measures (which may if desired take the form of a European protected species licence application method statement), or, a copy of a European Protected Species licence showing that a licence has already been granted, together with details of any additions or minor revisions to the Bat Mitigation and compensation measures described in the approved report;

(c) Detailed specification and location plan detailing ecological compensation and enhancement measures including native and wildlife-friendly planting, provision of bat roosting features and/or bird boxes and provision of gaps in boundary features to allow continued movement of wildlife.

All such measures and features shall be retained and maintained thereafter for the purposes of providing wildlife habitat. All works within the scheme shall be carried out in accordance with the approved details prior to the occupation of the development.

Reason: To prevent ecological harm and to provide biodiversity gain in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended), National Planning Policy Framework and policy NE3 of the Bath and North East Somerset Placemaking Plan. The above condition is required to be pre-commencement as it involves approval of measures to ensure protection of wildlife that would be otherwise harmed during site preparation and construction phases. Integrated enhancement measures also need to be specified before construction.

### **3 Arboricultural Method Statement (Pre-commencement)**

No development shall take place until an arboricultural method statement with tree protection plan following the recommendations contained within BS 5837:2012 identifying measures to protect the trees to be retained, has been submitted to and approved in writing by the Local Planning Authority. The statement shall include proposed tree protection measures during site preparation (including demolition, clearance and level changes), during construction and landscaping operations. The statement should also include the control of potentially harmful operations such as the position of service runs and soakaways, storage, handling and mixing of materials on site, burning, location of site office and movement of people and machinery.

Reason: To ensure that no excavation, tipping, burning, storing of materials or any other activity takes place which would adversely affect the trees to be retained in accordance with policy NE.6 of the Placemaking Plan. This is a condition precedent because the works comprising the development have the potential to harm retained trees. Therefore these details need to be agreed before work commences.

### **4 Materials - Submission of Materials Schedule (Bespoke Trigger)**

No construction of the external walls of the development shall commence until a schedule of materials and finishes to be used in the construction of the external surfaces, including roofs, has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include:

1. Detailed specification of the proposed materials (Type, size, colour, brand, quarry location, etc.);
2. Photographs of all of the proposed materials;
3. An annotated drawing showing the parts of the development using each material.

Samples or a sample panel of any of the materials in the submitted schedule shall be made available at the request of the Local Planning Authority.

The development shall thereafter be carried out in accordance with the approved details.

Reason: In the interests of the appearance of the development and the surrounding area in accordance with policies D1, D2, D3 and D5 of the Bath and North East Somerset Placemaking Plan and policy CP6 of the Bath and North East Somerset Core Strategy.

### **5 Stage 3 Road Safety Audit (Pre-occupation)**

No occupation of any part of the approved development shall commence until a brief for an independent Stage 3 Road Safety Audit (in accordance with GG119) has been submitted to and approved in writing by the Local Planning Authority. The brief shall include the CV of the Audit Team Leader and Audit Team Member.

No occupation of any part of the approved development shall commence until the independent Stage 3 Road Safety Audit has been undertaken in accordance with the approved brief and the results submitted to and approved in writing by the Local Planning Authority. A representative of the Local Highways Authority and Avon and Somerset police shall be invited to attend the daytime and night-time Stage 3 Road Safety Audit site visits.

Reason: In the interest of highways safety in accordance with policy ST7 of the Placemaking Plan.

#### **6 Indoor acoustic insulation (Pre-occupation)**

On completion of the works, but prior to any occupation of the approved development, the applicant shall submit to and have approved in writing by the Local Planning Authority, an assessment from a competent person to demonstrate that the development has been constructed to provide sound attenuation against external noise in accordance with BS8233:2014. The following levels shall be achieved:

1. Maximum internal noise levels of 35dB(A)eq, 16hr and 30dB(A)eq, 8hr for living rooms and bedrooms during the daytime and night time respectively.
2. For bedrooms at night individual noise events (measured with F time weighting) shall not (normally) exceed 45dB(A)max.

Reason: To ensure that the occupiers of the proposed development are protected from excessive external noise and disturbance in accordance with policy PCS2 of the Placemaking Plan.

#### **7 Arboricultural Compliance (Pre-occupation)**

No development or other operations shall take place except in complete accordance with the approved Arboricultural Method Statement. A signed certificate of compliance with the statement for the duration of the development shall be provided by the appointed arboriculturalist to the local planning authority within 28 days of completion and prior to the first occupation.

Reason: To ensure that the approved method statement is complied with for the duration of the development to protect the trees to be retained in accordance with policy NE.6 of the Placemaking Plan.

#### **8 Ecological Compliance Report (Pre-occupation)**

No occupation of the development hereby approved shall commence until a report produced by a suitably experienced ecologist confirming and demonstrating, using photographs, completion and implementation of the Wildlife Protection and Enhancement Scheme in accordance with approved details, has been submitted to and approved in writing by the Local Planning Authority. These details shall include:

(a) Confirmation that ecological avoidance and mitigation measures including measures to protect the adjacent River Avon Site of Nature Conservation Interest, bats and nesting birds have been followed;

(b) Evidence that a Natural England bat mitigation licence was in place before works proceeded, including details of the agreed method statement;

(c) Confirmation that proposed measures to enhance the value of the site for wildlife and provide biodiversity gain have been implemented including native and wildlife-friendly planting, hedgehog connectivity measures and provision of bat and bird boxes, with specifications, numbers and positions to be shown on plans and photographic evidence to be provided; and

(d) A specification for ongoing management, monitoring and maintenance of retained and created habitats.

All measures within the scheme shall be retained, monitored and maintained in accordance with the approved details.

Reason: To demonstrate the completed implementation of ecological mitigation and enhancement measures, to prevent ecological harm and to provide biodiversity gain in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended) the NPPF and policies NE3, NE5 and D5e of the Bath and North East Somerset Local Plan.

### **9 Residents Welcome Pack (Pre-occupation)**

No occupation of the approved development shall commence until a new resident's welcome pack has been issued to the first occupier/purchaser of each residential unit of accommodation. The new resident's welcome pack shall have previously been submitted to and approved in writing by the Local Planning Authority and shall include information of bus and train timetable information, information giving examples of fares/ticket options, information on cycle routes, a copy of the Travel Smarter publication, car share, car club information etc., to encourage residents to try public transport. Please follow this link <https://www.gov.uk/government/publications/smarter-choices-main-report-about-changing-the-way-we-travel>

Reason: To encourage the use of public transport in the interests of sustainable development in accordance with Policy ST1 of the Bath and North East Somerset Placemaking Plan.

### **10 Sustainable Construction (Pre-occupation)**

Prior to first occupation of any part of the development hereby approved the following tables (as set out in the Council's Sustainable Construction Supplementary Planning Document, Adopted November 2018) shall be completed in respect of the completed development, submitted and approved in writing by to the Local Planning Authority together with the further documentation listed below:

- o Table 2.1 Energy Strategy (including detail of renewables);
- o Table 2.2 Proposals with more than one building type (if relevant);
- o Table 2.3 (Calculations);
- o Building Regulations Part L post-completion documents for renewables;
- o Building Regulations Part L post-completion documents for energy efficiency;
- o Microgeneration Certification Scheme (MCS) Certificate/s (if renewables have been used)

Reason: To ensure that the approved development complies with Policy SCR1 of the Placemaking Plan (renewable energy) and Policy CP2 of the Core Strategy (sustainable construction).

### **11 Internal and External Lighting (Bespoke Trigger)**

Light proposals shall be implemented in accordance with the approved Lighting Scheme and Assessment (e3 Consulting Engineers, January 2020). If any revisions to internal or external lighting schemes are required, full details of the proposed lighting design shall be submitted to and approved in writing by the Local Planning Authority before installation. These details shall include:

1. Lamp models and manufacturer's specifications, positions, numbers and heights;
2. Predicted lux levels and light spill; and
3. Measures to limit use of lights when not required, to prevent upward light spill and to prevent light spill onto nearby vegetation and adjacent land.

The lighting shall be installed and operated thereafter in accordance with the approved details.

Reason: To avoid harm to bats and wildlife in accordance with policy CP6 of the Bath and North East Somerset Core Strategy and policies NE3 and D8 of the Bath and North East Somerset Placemaking Plan.

### **12 Dwelling Access (Compliance)**

Each dwelling shall not be occupied until it is served by a properly bound and compacted footpath and carriageway to at least base course level between the dwelling and the existing adopted highway.

Reason: To ensure that the development is served by an adequate means of access in accordance with policy ST7 of the Bath and North East Somerset Placemaking Plan.

### **13 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 Placemaking Plan.

### **14 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:**

153199-STL-XX-XX-DR-L-09146 PL10	REVISED PLANTING SCHEDULE
153199-STL-AA-ZZ-DR-A-01101 PL02	BLOCK A GA PLANS & ELEVATIONS
153199-STL-BB-ZZ-DR-A-01102 PL02	BLOCK B GA PLANS & ELEVATIONS
153199-STL-CC-ZZ-DR-A-01103 PL02	BLOCK C GA PLANS & ELEVATIONS
153199-STL-DD-ZZ-DR-A-01104 PL02	BLOCK D GA PLANS & ELEVATIONS
153199-STL-EE-ZZ-DR-A-01105 PL02	BLOCK E GA PLANS & ELEVATIONS
153199-STL-FF-ZZ-DR-A-01106 PL02	BLOCK F GA PLANS & ELEVATIONS
153199-STL-GG-ZZ-DR-A-01107 PL02	BLOCK G GA PLANS & ELEVATIONS
153199-STL-HH-ZZ-DR-A-01108 PL02	BLOCK H GA PLANS & ELEVATIONS

153199-STL-XX-00_DR-A-09200 PL02	UPPER SITE PLAN - LEVEL 00
153199-STL-XX-01-DR-A-09101 PL02	LOWER SITE PLAN - LEVEL 01
153199-STL-XX-02-DR-A-09102 PL02	LOWER SITE PLAN - LEVEL 02
153199-STL-XX-02-DR-A-09202 PL02	UPPER SITE PLAN - LEVEL 02
153199-STL-XX-03-DR-A-09103 PL02	LOWER SITE PLAN - LEVEL 03
153199-STL-XX-04-DR-A-09104 PL02	LOWER SITE PLAN - LEVEL 04
153199-STL-XX-B1-DR-A-01B01 PL02	BASEMENT CAR PARK PLAN
153199-STL-XX-OO-DR-A-09001 PL02	COMBINED GROUND LEVEL SITE PLAN
153199-STL-XX-OO-DR-A-09100 PL02	LOWER SITE PLAN - LEVEL 00
153199-STL-XX-XX-DR-L-09000 PL08	LANDSCAPE GENERAL ARRANGEMENT
153199-STL-XX-XX-DR-L-09100 PL06	LANDSCAPE MASTERPLAN
153199-STL-XX-XX-DR-L-09141 PL08	SOFT LANDSCAPE WORKS PLAN 1 OF 5
153199-STL-XX-XX-DR-L-09142 PL08	SOFT LANDSCAPE WORKS PLAN 2 OF 5
153199-STL-XX-ZZ-DR-A-00003 PL02	PROPOSED BLOCK PLAN IN CONTEXT
153199-STL-XX-ZZ-DR-A-02101 PL02	CONTEXT ELEVATIONS 01
153199-STL-XX-ZZ-DR-A-02102 PL02	CONTEXT ELEVATIONS 02
153199-STL-XX-ZZ-DR-A-02103 PL02	CONTEXT ELEVATIONS 03
153199-STL-XX-ZZ-DR-A-02104 PL02	CONTEXT ELEVATIONS 04
153199-STL-XX-ZZ-DR-A-02105 PL02	CONTEXT ELEVATIONS 05
153199-STL-XX-ZZ-DR-A-02106 PL02	CONTEXT ELEVATIONS 06
153199-STL-XX-ZZ-DR-A-05001 PL02	UNIT TYPE AREA PLANS
153199-STL-XX-ZZ-DR-A-09000 PL02	SITE PLAN - ROOF PLAN
153199-STL-XX-ZZ-DR-A-ZZZZ-04001 PL02	DETAILED ELEVATIONS 01
153199-STL-XX-ZZ-DR-A-ZZZZ-04002 PL02	DETAILED ELEVATIONS 02
153199-STL-XX-ZZ-DR-L-09180 PL08	BOUNDARY TREATMENT PLAN
153199-STL-XX-ZZ-DR-A-00001 PL02	PLANNING RED LINE PLAN
153199-STL-XX-XX-DR-L-09143 PL_P01	SOFT LANDSCAPE WORKS PLAN 3 OF 5
153199-STL-XX-XX-DR-L-09144 PL_PL01	SOFT LANDSCAPE WORKS PLAN 4 OF 5
153199-STL-XX-XX-DR-L-09145	SOFT LANDSCAPE WORKS PLAN 5 OF 5
153199-STL-XX-XX-DR-L-09300 PL01	SITE SECTIONS 1 OF 2
153199-STL-XX-XX-DR-L-09301 PL01	SITE SECTIONS 2 OF 2
153199-STL-XX-XX-DR-L-09410	SMALL TREE PIT IN SOFT
153199-STL-XX-XX-DR-L-09411 PL01	TREE PIT IN SOFT
153199-STL-XX-XX-DR-L-09420 PL01	TREE PIT IN HARD
153199-STL-XX-XX-DR-L-09430 PL01	TREE PIT IN HARD SURFACE ON PODIUM DETAIL
153199-STL-XX-XX-DR-L-09460 PL01	RECYCLING ENCLOSURE DETAIL
153199-STL-XX-ZZ-DR-A-ZZ-D1001 PL01	DEMOLITION PLAN
153199-STL-XX-XX-DR-L-SP901 PL01	LANDSCAPE MATERIAL SHEET FOR SOFT LANDSCAPE TREES
153199-STL-XX-XX-DR-L-SP902	LANDSCAPE MATERIAL SHEET FOR HARD LANDSCAPE AND FURNITURE
153199-STL-XX-ZZ-DR-A-0002 PL01	BLOCK PLAN COMPARISON

### 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.

### **Permit/Consent Decision Making Statement**

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

### **Outline Planning Permission**

The applicant is reminded that the development hereby approved is subject to all relevant conditions attached to the outline planning permission (ref: 06/01733/EOUT) including several pre-commencement conditions and an arsenal condition requiring the land to be bound by a s106 agreement.

### **Public Rights of Way**

There must be no effect to the surface, line or width of public footpath BCRIV/1 during or after construction works.

If the proposed works require a temporary closure of the footpath to facilitate development, please find full details of the process involved on the Council's website at: <https://www.bathnes.gov.uk/services/streets-and-highway-maintenance/public-rights-way/public-path-orders/temporary-path>

Please contact Cheryl Hannan of the Public Rights of Way Team on 01225 477623 prior to any works commencing on or near the footpath.

### **Canal and River Trust**

Any new access points to the towpath will require an agreement from the Canal and River Trust. The applicant is advised to contact David Faull, Principal Estates Surveyor on 07824 561677 or by email to David.faul@canalrivertrust.org.uk

Any alterations to the existing drainage outfall, whether it is to be removed or replaced should be discussed further with the Canal and River Trust. The applicant is advised to contact Jacquie Watt, Utilities Surveyor on 07584335885 or 01926 626158 or by email to Jacquie.Watt@canalrivertrust.org.uk.

Due to the proximity of the development to the Canal towpath the applicant should comply with the Trust's Code of Practice for works affecting the Canal and River Trust to ensure that the works do not adversely affect the canal towpath. The applicant is advised to contact Phil J White, Works Engineer on 07710 175496 or by email at PhilJ.white@canalrivertrust.org.uk.

### **Environmental Permitting Regulations**

This development may require an Environmental Permit from the Environment Agency under the terms of the Environmental Permitting (England and Wales) (Amendment) (No. 2) Regulations 2016 for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of designated 'main rivers'. This was formerly called a Flood Defence Consent. Some activities are also now excluded or exempt. An environmental permit is in addition to and a separate process from obtaining planning permission. Further details and guidance are available on the GOV.UK website: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>

BATH & NORTH EAST SOMERSET COUNCIL  
TOWN AND COUNTRY PLANNING ACT 1990  
THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)  
REGULATIONS 2017  
REGULATION 30 STATEMENT  
APPLICATION REF: 19/05471/ERES  
DEVELOPMENT PERMITTED: Approval of reserved matters pursuant to outline planning permission 06/01733/EOUT for the erection of 176 dwellings; retail / community space (Use Class A1/D1); access; parking; landscaping and associated infrastructure works following demolition of existing buildings and structures.  
RESERVED MATTERS APPROVAL DECISION ISSUED ON: 17th December 2020

This statement is made pursuant to Regulation 30(1)(c) of The Town and County Planning (Environmental Impact Assessment) Regulations 2017 and contains-

- (i) details of the matters referred to in regulation 29(2);
- (ii) the main reasons and considerations on which the decision is based including, if relevant, information about the participation of the public; and
- (iii) a summary of the results of the consultations undertaken, and information gathered, in respect of the application and how those results (in particular, in circumstances where regulation 58 applies, the comments received from an EEA State pursuant to consultation under that regulation) have been incorporated or otherwise addressed

(i) This decision can be challenged by way of bringing a claim in judicial review. Any person wishing to do so must bring a claim within six weeks of the date of the decision notice.

This statement is made available for public inspection at the place where the planning register is kept.

The proposals have been the subject of an Environmental Impact Assessment at Outline application stage (ref. 06/01733/EOUT) and reconsidered as part of the current application. The following subject areas were assessed: Townscape and Visual Amenity; Cultural Heritage, Transportation, Ecology and Noise and Vibration. Subject to the mitigation measures secured, it was considered that the proposals will not have any greater impact than the when considered at outline planning permission stage.

The application was considered under by the Planning Committee on 16th December 2020 where it was resolved to approve the Reserved Matters in respect of Layout, Scale, Appearance and Landscaping with conditions. A copy of the decision notice (ref. 19/05471/ERES) is attached to this statement.

(ii) Following consideration of the submitted environmental information the application for approval of Reserved Matters was permitted. The full extent of the considerations, including representations from members of the public and external organisations are set out in the Officer report dated 9th December 2020 which is available to view on the Council's website: [www.bathnes.gov.uk](http://www.bathnes.gov.uk).

(iii) A summary of the consultation responses received and considered and the information gathered is provided with the Officer report referred to above. The Officer report sets out how these comments have been incorporated into the proposal or otherwise addressed.

<b>Item No:</b>	06	
<b>Application No:</b>	20/01765/FUL	
<b>Site Location:</b>	Wansdyke Business Centre, Oldfield Lane, Oldfield Park, Bath	
<b>Ward:</b> Oldfield Park	<b>Parish:</b> N/A	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Erection of a 68-bed care home (Use Class C2) following demolition of the existing buildings and structures, with associated access, parking and landscaping.	
<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), Policy LCR5 Safeguarded existg sport & R, LLFA - Flood Risk Management, MOD Safeguarded Areas, Policy NE1 Green Infrastructure Network, Policy NE3 SAC and SPA, Policy NE3 SNCI, Policy NE5 Ecological Networks, SSSI - Impact Risk Zones,	
<b>Applicant:</b>	Barchester Health Care Ltd	
<b>Expiry Date:</b>	17th December 2020	
<b>Case Officer:</b>	Samantha Mason	

**DECISION**

**REFUSE**

1 The proposal results in the loss of industrial floor space. There are strong economic reasons demonstrating the loss of this site would be inappropriate, furthermore, no evidence/ report of a 12-month marketing period has been undertaken to evidence a lack of demand for the premises as required by policy. Therefore, this proposal for the loss of this industrial site that would further restrict the supply of B1c, B2 or B8 accommodation in Bath is not supported in principle and is considered contrary to Policies B1 and ED2B of the Core Strategy and Placemaking Plan.

## **PLANS LIST:**

This decision relates to the following plans:

22 May 2020 Drainage Strategy Plan  
22 May 2020 Tree Protection Plan  
22 May 2020 01001 A Site Plan  
22 May 02001 Proposed Ground Floor Plan  
22 May 2020 02003 Proposed Second Floor Plan  
08 Oct 2020 Site Plan with Blue Line  
08 Oct 2020 02002 P3 Proposed First Floor Plan  
08 Oct 2020 03003 P3 Proposed Section EE And Elevation FF  
21 Jul 2020 001 D Proposed Landscape Strategy Plan  
05 Nov 2020 03004 P4 Proposed Section GG and Elevation HH  
14 Dec 2020 02004-P5 Roof Plan  
14 Dec 2020 03001-P4 Proposed Section AA and Elevation BB  
14 Dec 2020 03002-P3 Proposed Section DD And Elevation CC  
22 May 2020 01002 Location 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. 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.

## **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)