

BATH AND NORTH EAST SOMERSET COUNCIL

PLANNING COMMITTEE

10th March 2021

DECISIONS

Item No:	01	
Application No:	20/00914/FUL	
Site Location:	Keynsham Conservative Club , 22 High Street, Keynsham, Bristol	
Ward: Keynsham North	Parish: Keynsham Town Council	LB Grade: II
Application Type:	Full Application	
Proposal:	Installation of replacement windows on front elevation (Retrospective).	
Constraints:	Agric Land Class 3b,4,5, Air Quality Management Area, Conservation Area, Policy CP12 Centres and Retailing, 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,	
Applicant:	Dave Johnson/Derek Butler	
Expiry Date:	26th August 2020	
Case Officer:	Caroline Power	

DECISION PERMIT

1 Special Time Limit (Compliance)

The development hereby permitted shall be begun before the expiration of six months 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 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:

Revised Drawing 28 Oct 2020 002 A EXISTING ELEVATION - NORTH
Revised Drawing 28 Oct 2020 003 A PROPOSED ELEVATION - NORTH
Revised Drawing 01 Feb 2021 HAW- Q5748 A SASH WINDOW DETAILS
OS Extract 24 Feb 2020 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 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.

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

Responding to Climate Change (Informative):

The council is committed to responding to climate change. You are advised to consider sustainable construction when undertaking the approved development and consider using measures aimed at minimising carbon emissions and impacts on climate change.

The applicant is informed that this approved work shall be carried out in line with the approved plans within six months of the date of this application being approved. Failure to do so may result in Enforcement action being taken.

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.

Item No:	02	
Application No:	20/00806/LBA	
Site Location:	Keynsham Conservative Club , 22 High Street, Keynsham, Bristol	
Ward: Keynsham North	Parish: Keynsham Town Council	LB Grade: II
Application Type:	Listed Building Consent (Alts/exts)	
Proposal:	External alterations for the installation of replacement windows (Regularisation).	
Constraints:	Agric Land Class 3b,4,5, Air Quality Management Area, Conservation Area, Policy CP12 Centres and Retailing, 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,	
Applicant:	Dave Johnson/Derek Butler	
Expiry Date:	26th August 2020	
Case Officer:	Caroline Power	

DECISION CONSENT

1 Time Limit - Listed Building Consent (Compliance)

The works hereby approved shall be begun before the expiration of six months 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 the approved sash windows shall commence until the LPA has inspected one of the replacement windows on site and approved it in writing by the Local Planning Authority. Thereafter the work shall only be carried out in accordance with the approved joinery.

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 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:

Revised Drawing 28 Oct 2020 002 A EXISTING ELEVATION - NORTH
Revised Drawing 28 Oct 2020 003 A PROPOSED ELEVATION - NORTH
Revised Drawing 01 Feb 2021 HAW- Q5748 A SASH WINDOW DETAILS
OS Extract 24 Feb 2020 LOCATION PLAN

Condition Categories

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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.

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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.

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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

Responding to Climate Change (Informative):

The council is committed to responding to climate change. You are advised to consider sustainable construction when undertaking the approved development and consider using measures aimed at minimising carbon emissions and impacts on climate change.

The applicant is informed that this approved work shall be carried out in line with the approved plans within six months of the date of this application being approved. Failure to do so may result in Enforcement action being taken.

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.

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.

Item No:	03	
Application No:	20/04939/FUL	
Site Location:	30A Lyncombe Hill, Lyncombe, Bath, Bath And North East Somerset	
Ward: Widcombe And Lyncombe	Parish: N/A	LB Grade: II
Application Type:	Full Application	
Proposal:	Erection of mansard roof with living accommodation following demolition of side extension to the house	
Constraints:	Article 4 Bath Demolition Wall, Article 4 Reg 7: Estate Agent, Article 4 HMO, Agric Land Class 3b,4,5, Policy B4 WHS - Indicative Extent,	

Policy B4 WHS - Boundary, Conservation Area, Policy CP9 Affordable Housing Zones, Listed Building, MOD Safeguarded Areas, Policy NE5 Ecological Networks, SSSI - Impact Risk Zones,

Applicant: Mr & Mrs T SIMPSON
Expiry Date: 16th February 2021
Case Officer: Caroline Power

Deferred awaiting Site Visit/Info

Item No:	04	
Application No:	20/04801/LBA	
Site Location:	Friends Meeting House, York Street, City Centre, Bath	
Ward: Kingsmead	Parish: N/A	LB Grade: II
Application Type:	Listed Building Consent (Alts/exts)	
Proposal:	External alterations for the installation of 4no. hand painted timber signs fixed onto side and front elevations and 1no. hand painted sign applied over existing painted signage to portico.	
Constraints:	Article 4 Bath Demolition Wall, Article 4 Reg 7: Estate Agent, Article 4 HMO, Agric Land Class 3b,4,5, Policy B2 Central Area Strategic Policy, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, Conservation Area, Policy CP12 Bath City Centre Boundary, Policy CP9 Affordable Housing Zones, Policy CR3 Primary Shopping Areas, Listed Building, MOD Safeguarded Areas, Policy NE1 Green Infrastructure Network, SSSI - Impact Risk Zones,	
Applicant:	Topping & Company Booksellers Limited	
Expiry Date:	11th March 2021	
Case Officer:	Caroline Waldron	

DECISION REFUSE

1 The proposed signboards and advertising painted across the frieze would by reason of the number, individual size, positioning and cumulative impact, result in an intensive level of visually intrusive commercial signage having a harmful impact on the character and significance of the listed building and the character and appearance of the wider streetscene and conservation area contrary to the Planning (Listed Buildings and Conservation Areas) Act 1990, Place Making Plan policies HE1, D2 and D9, the NPPF and published Historic England advice.

2 The proposed overpainting of the "Friends Meeting House" name would by concealing key evidence about the buildings historic narrative cause harm to the character and significance of the listed building and the character and appearance of the wider streetscene and conservation area contrary to the Planning (Listed Buildings and

Conservation Areas) Act 1990, Place Making Plan policy HE1, the NPPF and published Historic England advice.

3 The proposed overpainting of the "Friends Meeting House" name with the blue and yellow colour scheme at a prominent high level on the building would disrupt the integrity and harmony of the existing design in a way that causes harm to the character and significance of the listed building and the character and appearance of the wider streetscene and conservation area contrary to the Planning (Listed Buildings and Conservation Areas) Act 1990, Place Making Plan policy HE1, D2 and D9, the NPPF and published Historic England advice.

PLANS LIST:

Drawings

15 Dec 2020	125 1001 P1	LOCATION PLAN
18 Feb 2021	125 3116 P4	PROPOSED EXTERNAL SIGNAGE PLAN
18 Feb 2021	125 3122 P2	PROPOSED SIGNAGE VISUAL

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

Responding to Climate Change (Informative):

The council is committed to responding to climate change. You are advised to consider sustainable construction when undertaking the approved development and consider using measures aimed at minimising carbon emissions and impacts on climate change.

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 reasons outlined above and the applicant was advised that the application was to be recommended for refusal unless amendments to the scheme were supplied. The applicant was unable to submit revisions in a timely manner, and did not choose to withdraw the application. Having regard to the need to avoid unnecessary delay the Local Planning Authority moved forward and issued its decision.

Item No:	05	
Application No:	20/04802/AR	
Site Location:	Friends Meeting House, York Street, City Centre, Bath	
Ward: Kingsmead	Parish: N/A	LB Grade: II
Application Type:	Advertisement Consent	

Proposal:	Installation of 4no. hand painted timber signs fixed onto side and front elevations and 1no. hand painted sign applied over existing painted signage to portico.
Constraints:	Article 4 Bath Demolition Wall, Article 4 Reg 7: Estate Agent, Article 4 HMO, Agric Land Class 3b,4,5, Policy B2 Central Area Strategic Policy, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, Conservation Area, Policy CP12 Bath City Centre Boundary, Policy CP9 Affordable Housing Zones, Policy CR3 Primary Shopping Areas, Listed Building, MOD Safeguarded Areas, Policy NE1 Green Infrastructure Network, SSSI - Impact Risk Zones,
Applicant:	Topping & Company Booksellers Limited
Expiry Date:	11th March 2021
Case Officer:	Caroline Waldron

DECISION REFUSE

1 The proposed signboards and advertising across the frieze would by reason of the number, individual size, positioning and cumulative impact result in an intensive level of visually intrusive commercial signage having a harmful impact on the character and significance of the listed building and the character and appearance of the wider streetscene and conservation area contrary to the Planning (Listed Buildings and Conservation Areas) Act 1990, Place Making Plan policies HE1, D2 and D9, the NPPF and published Historic England advice.

2 The proposed overpainting of the "Friends Meeting House" name with the blue and yellow colour scheme at a prominent high level on the building would disrupt the integrity and harmony of the existing design in a way that causes harm to the character and significance of the listed building and the character and appearance of the wider streetscene and conservation area contrary to the Planning (Listed Buildings and Conservation Areas) Act 1990, Place Making Plan policy HE1, D2 and D9, the NPPF and published Historic England advice.

PLANS LIST:

Drawings

15 Dec 2020	125 1001 P1	LOCATION PLAN
18 Feb 2021	125 3116 P4	PROPOSED EXTERNAL SIGNAGE PLAN
18 Feb 2021	125 3122 P2	PROPOSED SIGNAGE VISUAL

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

Responding to Climate Change (Informative):

The council is committed to responding to climate change. You are advised to consider sustainable construction when undertaking the approved development and consider using measures aimed at minimising carbon emissions and impacts on climate change.

In determining this application the Local Planning Authority considers it has complied with the aims of paragraph 38 of the National Planning Policy Framework. Notwithstanding informal advice offered by the Local Planning Authority the submitted application was unacceptable for the stated reasons and the applicant was advised that the application was to be recommended for refusal. Despite this the applicant chose not to withdraw the application and having regard to the need to avoid unnecessary delay the Local Planning Authority moved forward and issued its decision. In considering whether to prepare a further application the applicant's attention is drawn to the original discussion/negotiation.

Item No:	06	
Application No:	20/04390/FUL	
Site Location:	Crewcroft Barn, Hinton Hill, Hinton Charterhouse, Bath	
Ward: Bathavon South	Parish: Hinton Charterhouse	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Conversion of stone barn and replacement of existing timber clad extension at Crewcroft Barn to provide a (straw bale) Passivhaus standard dwelling (Resubmission).	
Constraints:	Agric Land Class 3b,4,5, Policy CP8 Green Belt, Policy CP9 Affordable Housing Zones, Policy NE1 Green Infrastructure Network, Policy NE2 AONB, Policy NE5 Ecological Networks, Policy NE5 Strategic Nature Areas, SSSI - Impact Risk Zones,	
Applicant:	Mr William Drewett	
Expiry Date:	29th January 2021	
Case Officer:	Chloe Buckingham	

Deferred until next committee

Item No:	07	
Application No:	20/04720/FUL	
Site Location:	143 Calton Road, Lyncombe, Bath, Bath And North East Somerset	
Ward: Widcombe And Lyncombe	Parish: N/A	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of 2no townhouses following demolition of existing 1 bed apartment.	

Constraints:	Article 4 Bath Demolition Wall, Article 4 Reg 7: Estate Agent, Article 4 HMO, Agric Land Class 3b,4,5, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, British Waterways Major and EIA, Conservation Area, Policy CP9 Affordable Housing Zones, HMO Stage 1 Test Area (Stage 2 Test Req), MOD Safeguarded Areas, Policy NE1 Green Infrastructure Network, Policy NE5 Ecological Networks, River Avon and Kennet & Avon Canal, SSSI - Impact Risk Zones,
Applicant:	Mr James Rees
Expiry Date:	15th March 2021
Case Officer:	Isabel Daone

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 Materials - Submission of Schedule and Samples (Bespoke Trigger)

No construction of the external walls of the development shall commence until a schedule of materials and finishes, and samples of the materials to be used in the construction of the external surfaces, including limestone dressings and lintels, roofing materials, rainwater goods, metal balconettes and external joinery paint finishes, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out only in accordance with the approved details. In the case of the walling samples, this shall be provided on site as a constructed panel incorporating a sample of limestone dressing.

Reason: In the interests of the appearance of the development and the surrounding area in accordance with Policies D1, D2, D3, D5 and HE1 of the Bath and North East Somerset Placemaking Plan and Policy CP6 of the Bath and North East Somerset Core Strategy.

3 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.

4 Water Efficiency - Rainwater Harvesting (Pre-occupation)

No occupation of the approved dwellings shall commence until a scheme for rainwater harvesting or other methods of capturing rainwater for use by residents (e.g. Water butts) has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed in accordance with the approved details.

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

5 Removal of Permitted Development Rights - No extensions or alterations (Compliance)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no extension, external alteration or enlargement of the dwelling(s) or other buildings hereby approved shall be carried out unless a further planning permission has been granted by the Local Planning Authority.

Reason: Any further extensions require detailed consideration by the Local Planning Authority to assess the impact upon residential amenity.

6 Construction Management Plan (Compliance)

The development shall be undertaken in accordance with the approved 'Construction Management Statement' submitted on 10th December and dated 19/11/18 in support of the application.

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.

7 Screening (Pre-occupation)

The development hereby approved shall not be occupied until the details of screening/means of enclosure at the rear boundary have been submitted to and approved in writing by the Local Planning Authority. These shall be installed prior to occupation of the development and permanently retained as such.

Reason: In the interest of residential and visual amenity in accordance with Policy D2 and D6 of the Bath and North East Somerset Placemaking Plan.

8 Drainage (Compliance)

The drainage design should ensure that no surface water generated as a result of the development should flow onto the highway or other neighbouring land.

Reason; This is to ensure that there is no increase in flood risk away from the development in accordance with Policy CP5 of the Bath and North East Somerset Placemaking Plan.

8 Obscure glazing (Compliance)

Notwithstanding the approved plans, the lower half of the first floor and second floor windows on the rear elevation hereby approved shall be non-opening and obscurely glazed and retained as such in perpetuity.

Reason: To safeguard the residential amenity of the neighbouring occupiers.

9 Sustainable Construction (Pre-Occupation)

Prior to first occupation 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 and submitted to the local planning authority together with the further documentation listed below:

- o Table 2.4 (Calculations);
- o Building Regulations Part L post-completion documents

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).

10 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 the following plans:

- 1419 AP(0)01. SITE LOCATION PLAN
- 1419 AP(0)04 A. EXISTING PLANS
- 1419 AP(0)05 A. EXISTING ELEVATIONS
- 1419 AP(0)06 D. PROPOSED PLANS
- 1419 AP(0)07 D. PROPOSED ELEVATIONS
- 1419 AP(0)08 A. EXISTING SECTION
- 1419 AP(0)09 A. PROPOSED SECTION
- 1419 AP(0)10. EXISTING & PROPOSED SITE PLAN

All received 10th December 2020

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.

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