

BATH AND NORTH EAST SOMERSET COUNCIL

DEVELOPMENT CONTROL COMMITTEE

6th July 2011

DECISIONS

Item No:	01	
Application No:	10/05199/MINW	
Site Location:	Stowey Quarry, Stowey Road, Stowey, Bristol	
Ward: Chew Valley South	Parish: Stowey Sutton	LB Grade: N/A
Application Type:	Minerals and Waste application	
Proposal:	Restoration of Stowey Quarry by landfilling of Stable Non Reactive Hazardous Waste (SNRHW) and inert wastes.	
Constraints:	Agric Land Class 1,2,3a, Agric Land Class 3b,4,5, Coal fields, Existing Mineral Working, Forest of Avon, Mineral Consultation, Water Source Areas,	
Applicant:	Mr Larry Edmunds	
Expiry Date:	7th March 2011	
Case Officer:	Chris Herbert	

DECISION PERMIT with the following conditions:

1 No development shall commence until a highway operational statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall include the following:

- Routing arrangements for vehicles entering and leaving the site and details of the proposed penalties for drivers who do not follow the approved route; and
- A road condition survey from the site access to the junction with the A37.

Upon receiving approval the scheme shall be implemented and maintained for the life of this permission.

Reason: To enable the Local Planning Authority to monitor the condition of the highway and approved routes.

2 The permission hereby granted shall be limited to a period expiring on the 31 July 2027. The site shall be restored in accordance with the approved scheme by the 30 November 2022; and the aftercare period will be completed by the 31 July 2027.

Reason: To ensure the site is restored within a reasonable timescale.

3 The site shall be operated in accordance with the approved scheme, which shall consist of the following:

- Drawing numbers 205/126/02 rev B date stamped 10 December 2010; 205/126/03 rev A date stamped 6 January 2011; 2055/126/04 rev A date stamped 10

December 2010; 2055/126/05 rev A date stamped 10 December 2010; 2055/126/06 date stamped 10 December 2010; 2055/126/07 rev A date stamped 4 March 2011; 2055/126/08 date stamped 10 December 2010; 2055/126/10 date stamped 6 January 2011; 2055/126/11 dated 17 February 2011; and 2055/126/12 dated 4 March 2011.;

- The Planning Design and Access Statement version 1.4 dated 21 March 2011 ref 2055-126-B;
- The Environmental Statement version 1.3 dated 21 March 2011 ref 205-126-A;
- Response to comments received up to 21 March 2011 on Application 10/05199/minw version 1.0 dated 21 March 2011 ref 205-126-G;
- Details required by conditions 1,5, 7, 16,18 and 34.
- Letter from Richard Sims of Oaktree Environmental Ltd to Chris Herbert dated 6th May 2011 Ref 2055-126-013RS.

Reason: To enable the Local Planning Authority to properly control the development and to minimise its impact on the amenities of the area.

4 The site shall be restored in phased manner in accordance with the following timetable:

- The perimeter bund as shown on Drawing 2055/126/11 dated 17 February 2011 shall be completed prior to the construction of Phase 1 of the landfill as shown on Drawing 2055/126/07 Rev A dated 4 March 2011;
- No placement of waste within phase 3 to commence until phase 1 has been restored, no placement of waste in phase 4 until phase 2 has been restored, no placement of waste in phase 5 until phase 3 has been restored, no placement of waste in phase 6 until phase 4 has been restored, no placement of waste in phase 7 until phase 5 has been restored, no placement of waste in phase 8 until phase 6 has been restored, no placement of waste in phase 9 until phase 7 has been restored and no placement of waste in phase 10 until phase 8 has been restored; and
- Final restoration in accordance with Drawing 205/126/05 Rev A date stamped 10 December 2010 to be completed by the 30 November 2022.

Reason: To minimise the impact of the development on the amenities of the area.

5 No development shall commence until an Ecology and Landscape Mitigation and Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include details of:

- The bund along the western boundary of the site access road;
- The creation of the wetland area;
- The creation of a wildflower meadow upon restoration of the site;
- The retention and management of the area of ruderal vegetation as shown on Drawing 2055/126/05 rev A date stamped 10 December 2010
- The management and public access to the retained geological face (RIGS section) shown on Drawing 2055/126/05 rev A date stamped 10 December 2010
- The protection and management of existing vegetation to be retained;
- The proposed planting of native tree and hedgerow species (including numbers, size, species, spacing and fencing) as shown on Drawing 2055/126/05 rev A dates

stamped 10 December 2010 and on the proposed screening bund as shown on Drawing 2055/126/11 dated 17 February 2011; and

- A timetable for the implementation of the above works and for its ongoing management for the life of this permission.

Reason: In the interests of the visual and ecological amenities of the area.

6 There shall be no extraction below 150m AOD.

Reason: to retain control over the size of the void to be landfilled.

7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any order amending, revoking or re-enacting that order no fixed plant or machinery, buildings, structures, floodlights or spotlights shall be erected, extended, installed or replaced until details of the construction, cladding, colour, plans and elevations have been agreed in writing by the Local Planning Authority.

Reason: To retain control over the approved development in the interests of the amenities of the area.

8 The total amount of inert and stable non reactive hazardous waste, landfill lining material and recycled aggregates and soil imported to and exported from the site, as approved under this permission (10/05199/MINW) and planning permissions 07/02326/MINW and 07/02328/VAR, shall not exceed when combined a maximum of 2,500 tonnes a week and 125,000 tonnes a year and 100 vehicle (excluding cars) movements (50 in and 50 out) a day on Mondays to Fridays and 40 vehicle (excluding cars) movements (20 in and 20 out) a day on Saturdays.

Reason: In the interests of highway safety and to protect the amenities of the area.

9 The operators shall maintain records of the weekly imports and exports of material and vehicle movements as approved under planning permissions 07/02328/VAR, 07/02326/MINW and 10/05199/MINW and shall submit them to the Local Planning Authority on a monthly basis for the first two years from the date of this permission, after which the frequency will be reviewed. All records shall be kept for at least five years.

Reason: To enable the Local Planning Authority to monitor the imports and exports from the site.

10 Only lias limestone and recycled aggregates shall be removed from the site. All other materials shall be retained for use in the restoration of the site. Stockpiles of recycled aggregate or restoration materials shall not exceed 5 metres in height.

Reason: To ensure that sufficient material to restore the site in accordance with the approved scheme and timescales.

11 No mineral shall be imported to the site for processing or treatment.

Reason: To prevent the need for additional processing plant and machinery which may adversely affect the amenities of the area.

12 No refuse, waste or similar materials originating from outside the site except inert and stable non reactive hazardous waste material shall be stockpiled, or deposited on the site. Stockpiles of inert waste shall not exceed 5 metres in height.

Reason: To enable the Local Planning Authority to adequately control the development and to minimise the risk of pollution to water courses and aquifers.

13 There shall be no de-watering or pumping of the site unless otherwise agreed in writing with the Local Planning Authority.

Reason: In order to protect the hydrology of the surrounding land.

14 No operations, including collections and deliveries, shall take place except between the following hours:

0700 to 1800 hours Monday to Friday;
0800 to 1200 hours Saturdays; and
No operations on Sundays or Public Holidays.

Reason: To minimise disturbance to the surrounding area.

15 No explosives shall be used on site.

Reason: In the interests of the amenities of the area.

16 No development shall commence until a scheme for the provision of surface water drainage works has been submitted and approved in writing by the Local Planning Authority. The submitted details shall clarify the intended future ownership and maintenance provision for all drainage works serving the site. The approved drainage works shall be completed in accordance with the details and timetable approved.

Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.

17 Any above ground oil/chemical storage tanks shall be surrounded by an impervious bund and integral base with a retention capacity of at least 110% of the largest tank within the bunded area. There shall be no working connections outside the bunded area.

Reason: To minimise the risk of pollution to water courses and aquifers.

18 Any external generators used on the site shall be housed within a sound proofed structure, the design and location of which shall be approved in writing by the Local Planning Authority prior to the generator being used.

Reason: To protect the amenities of the area.

19 Noise levels arising from the site shall not exceed a level of 46 dBA LAeq (1 hour) freefield at Hill View House.

Reason: To protect the amenity of local residents

20 Noise levels arising from the development shall be monitored as follows:

- Upon commencement of the development noise levels shall be monitored once a month, at a time to be determined by the LPA, for the first six months at Hill View House. Thereafter, if no breaches have been recorded, monitoring shall be undertaken on an annual basis. If breaches have occurred monitoring shall continue on a monthly basis until a period of six months has passed with no breaches.
- If the noise limit in condition 19 is breached operations on site shall cease immediately until measures to comply with the noise limit have been implemented.

Reason: To ensure the development complies with condition 19.

21 All plant, machinery and vehicles used on site shall be fitted with effective silencers and maintained in accordance with the manufacturer's specifications.

Reason: To protect the amenity of local residents.

22 All vehicles used on site shall only be fitted with a broadband/white noise type of reversing warning system. No vehicle horns shall be used on site.

Reason: To protect the amenity of local residents.

23 Dust emissions from the site shall be controlled in accordance with the dust management plan at Appendix 5 of Document Ref.2055-126-A dated 21st March 2011 for the life of this permission.

Reason: To protect the amenities of the local area.

24 No access to the site shall be used other than that at OS grid reference ST 5985 5863.

Reason: In the interests of highway safety.

25 The concrete site access road shall be maintained in a good state of repair and free from mud, dust and other debris at all times until the completion of the site restoration and aftercare.

Reason: To prevent the deposition of mud or dust on the public highway in the interests of highway safety.

26 No development shall commence until details of the proposed wheel wash and its installation date have been submitted to and approved in writing by the Local Planning Authority. Once installed the approved wheel wash shall be maintained in good working order and be used by all vehicles leaving the site for the life of this permission.

Reason: To prevent mud and dust being deposited on the public highway in the interests of highway safety.

27 All loaded lorries entering and leaving the site shall be adequately sheeted to secure their loads.

Reason: In the interests of highway safety.

28 A sign shall be erected and maintained at the site exit for the life of this permission instructing drivers to turn left out of the site and proceed to the A37 at Clutton.

Reason: In the interests of highway safety.

29 No movement of soils for restoration purposes shall occur other than during the months of April to October, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To maintain the condition of soils used for restoration.

30 Existing top and subsoil stored on the site shall be retained on site and only used for reclamation purposes.

Reason: To ensure that there is adequate soil available for restoration purposes.

31 The final restoration levels, including the final layer of soil, shall conform to the contours shown on Drawing 2055/126/05 rev A date stamped 10 December 2010.

Reason: In the interests of the visual amenities of the area.

32 During the life of the permission all planting shall be examined on an annual basis and any failures shall be replaced in the current or next planting season, whichever is the earliest.

Reason: To ensure the successful establishment and ongoing maintenance of the planting in the interests of the visual amenity of the area.

33 Following the replacement of soils, they shall be examined to determine the fertiliser, lime and management required to bring the soil back into a condition suitable for supporting a wildflower meadow.

Reason: To ensure the site is returned to a condition capable of creating a wildflower meadow.

34 Ecological/agricultural aftercare shall be carried out for a five year period following restoration of the site in accordance with a scheme that shall be submitted to the LPA for approval in writing by the 31 July 2012. The matters to be covered in this scheme shall include:

- Notification of the completion of restoration and entry in to the after care period;
- Cropping pattern and grassland management;
- Cultivation practices;
- Remedial treatments;
- Field drainage;

- Arrangements for an annual inspection visit to assess progress and agree any remedial action that may be required; and
- Submission of a detailed annual programme of works four weeks prior to the annual inspection referred to above.

Reason: To ensure the satisfactory aftercare of the site.

PLANS LIST: 205/126/02 rev B date stamped 10 December 2010; 205/126/03 rev A date stamped 6 January 2011; 2055/126/04 rev A date stamped 10 December 2010; 2055/126/05 rev A date stamped 10 December 2010; 2055/126/06 date stamped 10 December 2010; 2055/126/07 rev A date stamped 4 March 2011; 2055/126/08 date stamped 10 December 2010; 2055/126/10 date stamped 6 January 2011; 2055/126/11 dated 17 February 2011; and 2055/126/12 dated 4 March 2011.

ADVICE NOTE:

Where a request is made to a Local Planning Authority for written confirmation of compliance with a condition or conditions attached to a planning permission or where a request to discharge conditions is submitted a fee shall be paid to that authority. Details of the fee can be found on the "what happens after permission" pages of the Council's Website. Please send your requests to the Registration Team, Planning Services, PO Box 5006, Bath, BA1 1JG. Requests can be made using the 1APP standard form which is available from the Planning Portal at www.planningportal.gov.uk.

Reasons for Granting Permission:

- 1) The decision to grant permission has taken account of the Development Plan and is in accordance with the policies set out in A below.
 - 2) The development is not considered to have an adverse impact on the ecology, landscape, amenity or character of the area. It is not considered to have any unacceptable stability, groundwater, flood, drainage, pollution, nuisance, noise or health impacts
- A) The proposed development accords with policy 8 of the Joint Waste Core Strategy and policies WM1 and WM12 on waste management; ES.5 on Drainage; ES 9, 10 and 12 on pollution, nuisance, health and noise; ES14 on stability; NE1 and NE2 on landscape; NE9 and NE10 on ecology; NE13 on groundwater, NE14 on flooding and policies M9 and T24 on highways of the Bath and North East Somerset Local Plan, including mineral and waste policies, as adopted October 2007.

Item No:	02
Application No:	11/00768/FUL
Site Location:	4 James Street West, City Centre, Bath
Ward: Kingsmead	Parish: N/A LB Grade: II
Application Type:	Full Application
Proposal:	Construction of new hotel of 108 bedrooms with ancillary bar, restaurant, guest drop-off area, disabled parking, cycle storage, enclosed service bay and plant area following demolition of all existing buildings at 4 James Steet West/1(a) and 2 Kingsmead North
Constraints:	Agric Land Class 3b,4,5, Article 4, British Waterways, Conservation Area, Flood Zone 2, Forest of Avon, Hotspring Protection, World Heritage Site,
Applicant:	MDN Properties (Bath) Ltd
Expiry Date:	8th June 2011
Case Officer:	Mark Reynolds

DECISION Authorise the Development Manager to REFUSE with appropriate reasons.

PLANS LIST: This decision relates to the following Job No.09-091 drawing numbers; PL_02, PL_03, PL_04 Rev C, PL_04_01, PL_04_02, PL_04_03, PL_04_04, PL_04_05 Rev A, PL_04_07, PL_05_01 Rev A, PL_06, PL_07 Rev A, PL_10 and 8262/1 Rev A.

Item No:	03
Application No:	11/00779/CA
Site Location:	4 James Street West, City Centre, Bath
Ward: Kingsmead	Parish: N/A LB Grade: II
Application Type:	Conservation Area Consent
Proposal:	Demolition of all existing buildings at 4 James Steet West/1(a) and 2 Kingsmead North
Constraints:	Agric Land Class 3b,4,5, Article 4, British Waterways, Conservation Area, Forest of Avon, Hotspring Protection, World Heritage Site,
Applicant:	MDN Properties (Bath) Ltd
Expiry Date:	4th May 2011
Case Officer:	Ian Lund

DECISION CONSENT with the following conditions:

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

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

2 No demolition shall take place until:

- (a) a contract for the carrying out of works of redevelopment of the site has been made; and
- (b) planning permission has been granted for the redevelopment for which that contract provides.

Reason: To safeguard the character and appearance of this part of the Conservation Area.

3 No works for the demolition of part or all of the building shall take place within the site until the applicant, or their agents or successors in title, has submitted to and had approved by the Local Planning Authority a written method statement providing for a careful manner of demolition that prevents damage to potential below ground archaeological deposits. The method statement shall include the location, extent and depth of all excavations and these works shall be carried out and completed in accordance with details as approved.

Reason: The site is within an area of significant archaeological interest and the Council wishes to prevent unnecessary damage to features beneath the standing building.

4 The demolition hereby granted consent shall only be implemented in accordance with the documents as set out in the plans list below.

Reason: To define the terms and extent of the conservation area consent.

PLANS LIST: This decision notice relates to drawings PL-01, -02, -03, 04 rev A, -05, -06, -07, 8262/1 rev A, and Design and Access Statement, Archaeological Assessment, Bat Risk Assessment, Planning Statement, Statement of Community Involvement, all dated stamped 09 Feb 2011, and Application Summary document date stamped 02 Mar 2011, and drawing PL_10 and Sustainability checklist both date stamped 09 Mar 2011.

Additional papers submitted including First Travel Plan, Flood Risk Assessment (Nolan Associates), Transport Assessment, paper by The Engineering Practice, Plant Noise Assessment, Flood Risk Assessment (MacMullen Associates) and Drainage Strategy drawing SK100 are not considered directly relevant to this application and have not been taken into consideration.

REASONS FOR GRANTING CONSENT

The decision to grant consent subject to conditions has been made in accordance with section 72 of the Planning (Listed Buildings and Conservation Areas) Act to pay special attention to the preservation or enhancement of the character of the surrounding Conservation Area. The decision is also generally consistent with Planning Policy Statement 5: Planning for the Historic Environment, and has taken into account the views of third parties. Provided an acceptable redevelopment of the site follows on immediately, the Council considers the proposals will preserve or enhance the character of the Conservation Area and World Heritage Site.

Item No:	04		
Application No:	11/00659/FUL		
Site Location:	Newton Mill Caravan And Camping Site, Pennyquick, Newton St. Loe, Bath		
Ward:	Bathavon West	Parish:	Newton St. Loe
		LB Grade:	N/A
Application Type:	Full Application		
Proposal:	Siting of 17no. static caravans to replace 28no. caravan pitches.		
Constraints:	Agric Land Class 1,2,3a, Coal fields, Coal - Standing Advice Area, Floodplain Protection, Flood Zone 2, Flood Zone 3, Forest of Avon, Greenbelt, Hotspring Protection, Regionally Important Geological Site RIG, Public Right of Way, Sites of Nature Conservation Imp (SN), World Heritage Site,		
Applicant:	Darwin		
Expiry Date:	20th June 2011		
Case Officer:	Jonathan Fletcher		

This application was withdrawn from the Agenda prior to the Committee meeting.

Item No:	05		
Application No:	10/04493/FUL		
Site Location:	Land Between Barton House And Laburnum Cottage, The Barton, Corston, Bath		
Ward:	Farmborough	Parish:	Corston
		LB Grade:	N/A
Application Type:	Full Application		
Proposal:	Erection of new dwelling from existing access on land adjacent to Laburnum Cottage		
Constraints:	Agric Land Class 1,2,3a, Conservation Area, Forest of Avon, Greenbelt, Housing Development Boundary, Tree Preservation Order,		
Applicant:	Jeff Gillingham		
Expiry Date:	5th January 2011		
Case Officer:	James Jackson		

DECISION REFUSE for the following reasons

1 The proposed detached dwelling does not fall within the definition of infilling and therefore represents inappropriate development within the Green Belt and would be harmful by definition. In the absence of very special circumstances to outweigh this harm the proposals are contrary to Policies GB.1 and HG.6 of the Bath and North East Somerset Local Plan (including minerals and waste policies) adopted October 2007.

2 The proposed detached dwelling, by reason of its unacceptable architectural form, would detract from the character and appearance of the Corston Conservation Area. The

proposals are therefore contrary to Policy BH.6 of the Bath and North East Somerset Local Plan (including minerals and waste policies) adopted October 2007.

3 The proposed detached dwelling, by reason of the first floor windows to the rear elevation, would result in increased overlooking to the residential curtilages to the east of the site, causing unacceptable harm to the amenities of the occupiers of these dwellings. The proposals are therefore contrary to Policy D.2 of the Bath and North East Somerset Local Plan (including minerals and waste policies) adopted October 2007.

4 The proposed detached dwelling, by reason of the absence of an Arboricultural Survey in accordance with BS 5837:2005, fails to demonstrate that the existing trees are capable of retention as part of the development. The proposals are therefore contrary to Policy NE.4 of the Bath and North East Somerset Local Plan (including minerals and waste policies) adopted October 2007.

PLANS LIST: This decision relates to drawing nos. 792-PL100, 792-PL101 and site location plan date stamped 18 October 2010.

Item No:	06	
Application No:	11/01517/FUL	
Site Location:	22 The Tynning, Widcombe, Bath, Bath And North East Somerset	
Ward: Widcombe	Parish: N/A	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of side and back extension, internal alterations to provide flexible family property, landscaping and formation of drive and parking area, general upgrading of services, insulation levels and existing windows	
Constraints:	Agric Land Class 3b,4,5, Article 4, Conservation Area, Forest of Avon, Hotspring Protection, World Heritage Site,	
Applicant:	Mr Nigel Dando	
Expiry Date:	28th June 2011	
Case Officer:	Victoria Griffin	

DECISION REFUSE for the following reasons:

1 The proposed extensions by reason of their scale, massing and siting would form an incongruous addition to the host building that would have a detrimental impact upon the street scene and the character and appearance of the Conservation Area and World Heritage Site contrary to Local Plan policy BH1, BH6, D2 and D4 of the Bath & North East Somerset Local Plan (including minerals and waste polices) adopted October 2007.

PLANS LIST: This decision relates to the following plans and details:
Location plan, Site plan, Aerial view of property, Photographs, Design & Access Statement, Existing ground floor & site plan, Existing ground, first and attic first floor plans, Existing elevations, Proposed ground floor plan, Proposed site plan, Proposed first floor plan, Proposed second (attic) floor plan, Proposed side elevation, Proposed front and back elevation, Perspective sketch of oblique front view, Side elevation from The Tynning, Perspective sketch of back view and Planning provenance date received 03/05/11

Item No:	07	
Application No:	10/05014/FUL	
Site Location:	Stables, Butcombe Lane, Nempnett Thrubwell, Bristol	
Ward: Chew Valley South	Parish: Nempnett Thrubwell	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Retention of stable block, field shelter, hay store, hard-standing, lean-to and secure tack room and siting of tractor, trailer, horse box and touring caravan and change of use of land to equestrian.	
Constraints:	Agric Land Class 1,2,3a, Area of Outstanding Natural Beauty, Greenbelt, Public Right of Way, Water Source Areas,	
Applicant:	Mr James Livingstone	
Expiry Date:	25th May 2011	
Case Officer:	Richard Stott	

DECISION REFUSE for the following reasons:

1 There has been no evidence submitted by the applicant to demonstrate a need to site a caravan or other buildings associated with an equestrian use on the application site and due to their siting and size it is considered that they are harmful to the openness and visual amenities of this part of the Green Belt and detract from the character and appearance of the Mendip Area of Outstanding Natural Beauty, contrary to policies GB.1, GB.2 and NE.2 of the Bath and North East Somerset Local Plan, including minerals and waste policies, October 2007, which are saved policies in the Submission Core Strategy.

PLANS LIST: This decision relates to the Design and Access Statement, Photographs, Site Location Plan and to drawings 976/11/01, 02 and 03 date stamped 21st January 2011 by the Council.

Item No:	08
Application No:	10/04747/EFUL
Site Location:	Street Record, Bath Spa University Campus, Newton St. Loe, Bath
Ward: Bathavon West	Parish: Newton St. Loe LB Grade: N/A
Application Type:	Full Application with an EIA attached
Proposal:	Demolition of existing residential (C2) and education (D1) buildings and redevelopment of part of Newton Park for educational purposes as Phase 1 of the campus master plan to provide a two/three storey academic building (approximately 8,528.7 sq m) together with associated access, landscaping, car parking and infrastructure, in addition to temporary extension to main car park south of campus
Constraints:	Agric Land Class 1,2,3a, Agric Land Class 1,2,3a, Agric Land Class 3b,4,5, Coal fields, Cycle Route, Forest of Avon, Greenbelt, Major Existing Dev Site,
Applicant:	Bath Spa University
Expiry Date:	11th March 2011
Case Officer:	Geoff Webber

DECISION Authorise the Development Manager to PERMIT with appropriate conditions.

Item No:	09
Application No:	10/04748/EFUL
Site Location:	Sydney Court, Bath Spa University Campus, Newton St. Loe, Bath
Ward: Bathavon West	Parish: Newton St. Loe LB Grade: N/A
Application Type:	Full Application with an EIA attached
Proposal:	Extensions to Sydney Court to the north of Newton Park campus to provide a single storey building and enclosed flues to accommodate an energy centre comprising bio-fuel boilers and backup equipment and an electricity sub-station, together with a compound to house a generator adjacent to the library, and associated access and landscaping works
Constraints:	Agric Land Class 1,2,3a, Agric Land Class 1,2,3a, Coal fields, Cycle Route, Forest of Avon, Greenbelt, Listed Building, Major Existing Dev Site,
Applicant:	Bath Spa University
Expiry Date:	11th March 2011
Case Officer:	Geoff Webber

DECISION Authorise the Development Manager to PERMIT with appropriate conditions.