

BATH AND NORTH EAST SOMERSET COUNCIL

PLANNING COMMITTEE

17th November 2021

DECISIONS

Item No:	01	
Application No:	20/02479/OUT	
Site Location:	Parcel 1991, Bath Road, Keynsham, Bath And North East Somerset	
Ward: Keynsham East	Parish: Keynsham Town Council	LB Grade: N/A
Application Type:	Outline Application	
Proposal:	Outline application for up to 5,700 sqm (GEA) of flexible use commercial development falling within Use Classes B1(b), B1(c), B2, and B8 with primary access onto Bath Road. All matters reserved except access	
Constraints:	Saltford Airfield 3km buffer, Agric Land Class 1,2,3a, Agric Land Class 3b,4,5, Policy CP9 Affordable Housing Zones, Policy ED2A Strategic & Other Primary In, MOD Safeguarded Areas, SSSI - Impact Risk Zones, Policy ST8 Safeguarded Airport & Aerodro,	
Applicant:	Places For People Strategic Land	
Expiry Date:	12th March 2021	
Case Officer:	Chris Griggs-Trevarthen	

DECISION Deferred for site visit

Item No:	02
Application No:	21/04049/FUL
Site Location:	The Scala, Shaftesbury Road, Oldfield Park, Bath
Ward: Westmoreland	Parish: N/A LB Grade: N/A
Application Type:	Full Application
Proposal:	Redevelopment of The Scala site including the demolition of existing extensions and new extensions to improve retail store at ground floor level, provide a new community space and student accommodation (16no bed spaces) at first floor levels. Erection of student accommodation including 72no. student bedrooms and associated ancillary space. Erection of a residential block (C3) including 9 no. apartments. Parking for cars and cycles and associated landscaping (Resubmission).
Constraints:	Article 4 HMO, Agric Land Class 3b,4,5, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, Conservation Area, Policy CP12 Centres and Retailing, Policy CP9 Affordable Housing Zones, HMO Stage 1 Test Area (Stage 2 Test Req), LLFA - Flood Risk Management, MOD Safeguarded Areas, SSSI - Impact Risk Zones,
Applicant:	Rengen (Scala) Ltd
Expiry Date:	30th November 2021
Case Officer:	Emma Watts

DECISION Delegate to permit subject to Section 106 Agreement

Item No:	03
Application No:	21/02929/FUL
Site Location:	2 Molly Close, Temple Cloud, Bristol, Bath And North East Somerset
Ward: Mendip	Parish: Temple Cloud With Cameley Parish Council
LB Grade:	N/A
Application Type:	Full Application
Proposal:	Erection of rear extension with flat roof dormer built into the roof space (retrospective)
Constraints:	Bristol Airport Safeguarding, Agric Land Class 1,2,3a, Policy CP9 Affordable Housing Zones, Housing Development Boundary, Policy M1 Minerals Safeguarding Area, Policy PCS6 Unstable Land-Coal Mining Le, SSSI - Impact Risk Zones, Policy ST8 Safeguarded Airport & Aerodro,
Applicant:	Mr And Mrs Davis
Expiry Date:	6th October 2021
Case Officer:	Sam Grant

DECISION PERMIT

1 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:

Drawing	21 Jun 2021	004 B	EXISTING ELEVATIONS
Drawing	21 Jun 2021	004 B	ROOF DETAILING
Revised Drawing	16 Nov 2021	004 C	PROPOSED ELEVATIONS
Revised Drawing	16 Nov 2021	PL 011 D	PLANS EXISTING AND PROPOSED
Drawing	28 Sep 2021	007 B	ROOF PLAN
Revised Drawing	28 Sep 2021	006 A	BLOCK PLAN PARKING
ARRANGEMENTS			
OS Extract	22 Jul 2021	001 B	LOCATION PLAN AND BLOCK PLANS

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.

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.