

**BATH AND NORTH EAST SOMERSET COUNCIL**

**PLANNING COMMITTEE**

**15th December 2021**

**DECISIONS**

Item No:	001		
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:	17th December 2021		
Case Officer:	Chris Griggs-Trevarthen		

**DECISION**    Refuse

<b>Item No:</b>	01		
<b>Application No:</b>	18/02499/FUL		
<b>Site Location:</b>	32-33 Victoria Buildings, Westmoreland, Bath, Bath And North East Somerset		
<b>Ward:</b> Westmoreland	<b>Parish:</b> N/A	<b>LB Grade:</b> N/A	
<b>Application Type:</b>	Full Application		
<b>Proposal:</b>	Provision of new skittle alley, a new community room, provision of new accessible toilets, refurbishment of the public house and the provision of 9 apartments at the Belvoir Castle Bath.		
<b>Constraints:</b>	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 - Boundary, Policy CP9 Affordable Housing Zones, District Heating Priority Area, Flood Zone 2, Flood Zone 3, HMO Stage 1 Test Area (Stage 2 Test Req), Listed Building, MOD Safeguarded Areas, Policy NE5 Ecological Networks, SSSI - Impact Risk Zones,		
<b>Applicant:</b>	Rengen Development Limited		
<b>Expiry Date:</b>	18th April 2019		
<b>Case Officer:</b>	Emma Watts		

**DECISION**    Refuse

<b>Item No:</b>	02		
<b>Application No:</b>	18/02500/LBA		
<b>Site Location:</b>	32-33 Victoria Buildings, Westmoreland, Bath, Bath And North East Somerset		
<b>Ward:</b>	Westmoreland	<b>Parish:</b>	N/A
		<b>LB Grade:</b>	N/A
<b>Application Type:</b>	Listed Building Consent (Alts/exts)		
<b>Proposal:</b>	Provision of new skittle alley, a new community room, provision of new accessible toilets, refurbishment of the public house and the provision of 9no apartments at the Belvior Castle Bath.		
<b>Constraints:</b>	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 - Boundary, Policy CP9 Affordable Housing Zones, District Heating Priority Area, Flood Zone 2, Flood Zone 3, HMO Stage 1 Test Area (Stage 2 Test Req), Listed Building, MOD Safeguarded Areas, Policy NE5 Ecological Networks, SSSI - Impact Risk Zones,		
<b>Applicant:</b>	Rengen Development Limited		
<b>Expiry Date:</b>	18th April 2019		
<b>Case Officer:</b>	Emma Watts		

**DECISION** Refuse

<b>Item No:</b>	03		
<b>Application No:</b>	21/04276/REG13		
<b>Site Location:</b>	23 Grosvenor Place, Lambridge, Bath, Bath And North East Somerset		
<b>Ward:</b> Walcot	<b>Parish:</b> N/A	<b>LB Grade:</b> I	
<b>Application Type:</b>	Regulation 13 Application		
<b>Proposal:</b>	Internal and external alterations for the installation of secondary glazing to windows to flats, installation of PV panels on hidden roof slope, installation of security camera on south elevation, additions and alterations to staircase balustrades, alterations to lower ground floor to provide building management offices, laundry room, stores and bin store including installation of secondary glazing.		
<b>Constraints:</b>	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 NE1 Green Infrastructure Network, SSSI - Impact Risk Zones,		
<b>Applicant:</b>	Bath And North East Somerset Council		
<b>Expiry Date:</b>	3rd December 2021		
<b>Case Officer:</b>	Laura Batham		

## DECISION    CONSENT

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

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

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

### 2 Bat and Wildlife Protection, Mitigation and Enhancement Scheme (Pre-commencement)

No works for the installation of the PV panels shall take place until full details of a Wildlife Protection, Mitigation and Enhancement Scheme have been submitted to and approved in writing by the local planning authority. These details shall be in accordance with (but not limited to) the recommendations and proposed mitigation measures described in Section 4 of the approved Preliminary Ecological Appraisal dated 15th September 2021 by Herdwick Ecology including:

- o o Method statement for pre-construction and construction phases to provide full details of all necessary protection and mitigation measures, including, where applicable, proposed pre-commencement checks and update surveys, for the avoidance of harm to nesting birds, and proposed reporting of findings to the LPA prior to commencement of works; and
- o o Detailed proposals for implementation of the wildlife mitigation measures and ecological enhancements with proposed specifications and proposed numbers and positions to be shown on plans as applicable.

All works within the scheme shall be carried out in accordance with the approved details and completed in accordance with specified timescales and prior to the occupation of the development.

Reason: To prevent ecological harm and to provide biodiversity gain in accordance with policy NE3 of the Bath and North East Somerset Local Plan.

### **3 Ecological Follow-up Statement (Bespoke Trigger)**

An Ecological Follow-up Statement shall be submitted to and approved in writing by the Local Planning Authority within four months of completion of the PV panel installation. The statement shall confirm and demonstrate, using photographs, the completion and implementation of all measures of the approved ecological mitigation and compensation schemes in accordance with approved details.

Reason: To demonstrate adherence to the approved ecological mitigation and compensation schemes and to prevent ecological harm, in accordance with NPPF and policies NE3 & D5e of the Bath and North East Somerset Local Plan.

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

The development/works hereby permitted shall only be implemented in accordance with the plans as set out in the plans list below.

Reason: To define the terms and extent of the permission.

#### **PLANS LIST:**

Outline Schedule of Works - Communal Areas and Outline Schedule of Works - Flats 1-20 received on 25th November 2021.

1483 010, 1483 011, 1483 012, 1483 013, 1483 015, 1483 016, 1483 017, 1483 019, 1483 020, 1483 021, 1483 022, 1483 023, 1483 024, 1483 025, 1483 026, 1483 027, 1483 028, 1483 029, 1483 030, 1483 031, 1483 032, 1483 033, 1483 034, 1483 035, 1483 036, 1483 037, 1483 038, 1483 039, 1483 040, 1483 048, 1483 052, 1483 061 and 1483 001 received on 17th September 2021

1483 046 A, 1483 047 A, 1483 049 A received on 24th November 2021

#### **Condition Categories**

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

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

Pre-commencement - The condition requires the submission and approval of further information, drawings or details before any work begins on the approved development.

The condition will list any specific works which are exempted from this restriction, e.g. ground investigations, remediation works, etc.

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

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

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

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

### **Community Infrastructure Levy - General Note for all Development**

You are advised that as of 6 April 2015, the Bath & North East Somerset Community Infrastructure Levy (CIL) Charging Schedule came into effect. CIL may apply to new developments granted by way of planning permission as well as by general consent (permitted development) and may apply to change of use permissions and certain extensions. **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 any development commences**.

**Do not commence development** until you have been notified in writing by the Council that you have complied with CIL; failure to comply with the regulations can result in surcharges, interest and additional payments being added and will result in the forfeiture of any instalment payment periods and other reliefs which may have been granted.

### **Community Infrastructure Levy - Exemptions and Reliefs Claims**

The CIL regulations are non-discretionary in respect of exemption claims. If you are intending to claim a relief or exemption from CIL (such as a "self-build relief") it is important that you understand and follow the correct procedure **before** commencing **any** development on site. You must apply for any relief and have it approved in writing by the Council then notify the Council of the intended start date **before** you start work on site. Once development has commenced you will be unable to claim any reliefs retrospectively and CIL will become payable in full along with any surcharges and mandatory interest charges. If you commence development after making an exemption or relief claim but before the claim is approved, the claim will be forfeited and cannot be reinstated.

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). If you have any queries about CIL please email [cil@BATHNES.GOV.UK](mailto:cil@BATHNES.GOV.UK)

**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.

**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.

<b>Item No:</b>	04		
<b>Application No:</b>	21/00889/FUL		
<b>Site Location:</b>	The Wharf, Greensbrook, Clutton, Bristol		
<b>Ward:</b>	Clutton And Farmborough	<b>Parish:</b>	Clutton
		<b>LB Grade:</b>	N/A
<b>Application Type:</b>	Full Application		
<b>Proposal:</b>	Development of 18no. dwelling houses with associated access improvements, hard/soft landscaping, drainage works and parking.		
<b>Constraints:</b>	Bristol Airport Safeguarding, Clutton Airfield, Agricultural Land Classification, Coal - Standing Advice Area, Coal - Referral Area, Contaminated Land, Policy CP8 Green Belt, Policy CP9 Affordable Housing Zones, Housing Development Boundary, Policy LCR5 Safeguarded existg sport & R, Policy M1 Minerals Safeguarding Area, Policy NE1 Green Infrastructure Network, Policy NE2A Landscapes and the green set, Policy NE3 SNCI, Policy NE5 Ecological Networks, Neighbourhood Plan, Policy PCS6 Unstable Land-Coal Mining Le, SSSI - Impact Risk Zones, Policy ST8 Safeguarded Airport & Aerodro, Tree Preservation Order,		
<b>Applicant:</b>	Freemantle Developments Ltd		
<b>Expiry Date:</b>	18th November 2021		
<b>Case Officer:</b>	Samantha Mason		

**DECISION** Permit



<b>Item No:</b>	05	
<b>Application No:</b>	21/03981/FUL	
<b>Site Location:</b>	18 St Catherine's Close, Bathwick, Bath, Bath And North East Somerset	
<b>Ward:</b> Bathwick	<b>Parish:</b> N/A	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Erection of two storey side and rear extension and single storey rear extension following demolition of existing structures.	
<b>Constraints:</b>	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, MOD Safeguarded Areas, Policy NE2A Landscapes and the green set, Policy NE5 Ecological Networks, SSSI - Impact Risk Zones,	
<b>Applicant:</b>	Mr And Mrs Bunn	
<b>Expiry Date:</b>	17th December 2021	
<b>Case Officer:</b>	Samantha Mason	

**DECISION**    Defer for site visit

<b>Item No:</b>	06
<b>Application No:</b>	21/04002/FUL
<b>Site Location:</b>	97 Mount Road, 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>	Change of use from a 3 bedroom dwelling (Use Class C3) to a 9 bedroom House in Multiple Occupation (HMO) (Use Class Sui Generis). Erection of 3m two storey side extension and loft conversion.
<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, LLFA - Flood Risk Management, MOD Safeguarded Areas, Policy NE5 Ecological Networks, SSSI - Impact Risk Zones,
<b>Applicant:</b>	Long
<b>Expiry Date:</b>	17th December 2021
<b>Case Officer:</b>	Samantha Mason

**DECISION**   Permit

<b>Item No:</b>	07	
<b>Application No:</b>	21/02654/FUL	
<b>Site Location:</b>	10 Grange Road, Saltford, Bristol, Bath And North East Somerset	
<b>Ward:</b> Saltford	<b>Parish:</b> Saltford	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Erection of a 2 bed detached 1.5 storey dwelling with a home office and store outbuilding at the rear.	
<b>Constraints:</b>	Saltford Airfield 3km buffer, Agricultural Land Classification, Policy CP9 Affordable Housing Zones, Housing Development Boundary, MOD Safeguarded Areas, SSSI - Impact Risk Zones,	
<b>Applicant:</b>	Mr And Mrs Rumball	
<b>Expiry Date:</b>	30th July 2021	
<b>Case Officer:</b>	Dominic Battrick	

**DECISION**    Refuse