

BATH AND NORTH EAST SOMERSET COUNCIL

DEVELOPMENT CONTROL COMMITTEE

3rd August 2011

DECISIONS

Item No:	01	
Application No:	10/05370/FUL	
Site Location:	Midsomer Pet Lodge, Paulto' Hill, Paulton, Bristol	
Ward: Paulton	Parish: Paulton	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of replacement kennel building (Retrospective)	
Constraints:	Agric Land Class 1,2,3a, Coal fields, Forest of Avon,	
Applicant:	Mr And Mrs Jim And Paula Talbot	
Expiry Date:	24th March 2011	
Case Officer:	Andy Pegler	

DECISION PERMIT with following conditions:

1 Notwithstanding the details submitted, within one month of the date of this permission a soft landscape scheme and a programme of implementation shall be submitted and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be implemented in accordance with approved details.

Reason: In the interests of the appearance of the development.

2 The external finishes shall be applied in accordance with the submitted details, within one month of the date of this permission, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the appearance of the development.

3 Within one month of the date of this permission a land drainage assessment shall be submitted to, and approved in writing by the Local Planning Authority, and within four months of the date of this permission these approved details shall be fully implemented on site.

Reason: To ensure the provision of an appropriate drainage infrastructure.

4 Within one month of the date of this permission details of all external lighting, both existing and proposed, shall be submitted to the Local Planning Authority for approval and no other external lighting shall be installed at the site unless a further planning permission is granted.

Reason: In the interests of the appearance of the site, the amenities of nearby residents and to ensure minimum impact on any wildlife.

5 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 Design and Access Statement, photographs, location plan, drawing nos.1362/02 and /03 all stamped 16 December 2010 and drawing no.1362/09 date stamped 27 January 2011.

REASONS FOR GRANTING APPROVAL

1. The decision to grant approval has taken account of the Development Plan, relevant emerging Local Plans and approved Supplementary Planning Guidance. This is in accordance with the policies set out below at A.

2. All other material considerations, including the views of third parties, have been considered and they do not outweigh the reasons for approving the proposed development.

3. The building, the subject of recent works will not, with appropriate conditions, have a significant impact upon the appearance of the site on the landscape character of the surrounding area.

4. The building relates to an authorised use and existing residential amenities will not be significantly affected.

A

Bath and North East Somerset Local Plan including minerals and waste policies adopted for October 2007.

T.24 - General development control and access policy;

D.2 - General design and public realm considerations.

NE.1 - Landscape character

ES.5 - Drainage

SUBMISSION CORE STRATEGY, MAY 2011 (The submission core strategy is a key material consideration but at this stage it has limited weight)

Policies T.24, D.2, NE.1 and ES.5 are Saved Local Plan Policies.

INFORMATIVE: This permission relates to only to the replacement kennel building, and does not authorise the erection or placement of any other buildings or structures within the site.

Item No:	02
Application No:	10/05372/FUL
Site Location:	Midsomer Pet Lodge, Paulto' Hill, Paulton, Bristol
Ward: Paulton	Parish: Paulton LB Grade: N/A
Application Type:	Full Application
Proposal:	Use of store/office/cattery building as a 2 bedroomed dwelling and office with alterations to existing external appearance
Constraints:	Agric Land Class 1,2,3a, Coal fields, Forest of Avon,
Applicant:	Mr And Mrs James And Paula Talbot
Expiry Date:	10th February 2011
Case Officer:	Andy Pegler

DECISION REFUSE for the following reasons

1 The proposal would introduce an inappropriate residential use into this area of predominantly open countryside, to the detriment of its rural character, and contrary to Policies ET.9, HG.10 and D.2 of the Bath and North East Somerset Local Plan 2007; and to the aims of PPS 7 and PPG 13.

2 The proposal, located remote from services, employment opportunities and being poorly served by public transport and in the absence of an essential need, is contrary to the key aims of Planning Policy Guidance Note 13 which seeks to reduce growth in the length and number of motorised journeys.

PLANS LIST: This decision relates to Design and Access Statement, photographs, location plan and drawing nos.1362/04A, 05, 06A, 07B and 08 all date stamped 16 December 2010.