

BATH AND NORTH EAST SOMERSET COUNCIL

PLANNING COMMITTEE

4th May 2022

DECISIONS

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| Item No: | 01 | | |
| Application No: | 20/02673/OUT | | |
| Site Location: | Land Parcel 0005, Bath Road, Keynsham, Bath And North East Somerset | | |
| Ward: Keynsham East | Parish: Keynsham Town Council | LB Grade: N/A | |
| Application Type: | Outline Application | | |
| Proposal: | Residential and related development comprising approximately 213 dwellings, replacement sports pitch to facilitate expanded primary school, means of access thereto, associated open space, landscaping, access roads, footways/cycleways and infrastructure works. | | |
| Constraints: | Saltford Airfield 3km buffer, Agric Land Class 1,2,3a, Agric Land Class 3b,4,5, Policy CP8 Green Belt, Policy CP9 Affordable Housing Zones, Housing Development Boundary, Policy KEB3 Safeguarded Land East Keynsh, Policy LCR5 Safeguarded existg sport & R, Policy LR6A Local Green Spaces, LLFA - Flood Risk Management, MOD Safeguarded Areas, Policy NE2A Landscapes and the green set, Policy NE3 Local Nature Reserve, All Public Rights of Way Records, SSSI - Impact Risk Zones, Policy ST8 Safeguarded Airport & Aerodro, | | |
| Applicant: | Mactaggart And Mickel Homes Ltd | | |
| Expiry Date: | 6th May 2022 | | |
| Case Officer: | Chris Griggs-Trevarthen | | |

DECISION Delegate to permit subject to Section 106 Agreement

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| Item No: | 02 | |
| Application No: | 20/02253/FUL | |
| Site Location: | Former Radstock County Infant School, Bath Old Road, Radstock, Bath And North East Somerset | |
| Ward: Radstock | Parish: Radstock | LB Grade: N/A |
| Application Type: | Full Application | |
| Proposal: | Demolition of existing vacant school buildings and erection of 15 dwellings, access, parking and landscaping. | |
| Constraints: | Coal - Standing Advice Area, Conservation Area, Policy CP9 Affordable Housing Zones, Housing Development Boundary, Placemaking Plan Allocated Sites, Tree Preservation Order, | |
| Applicant: | Hawkfield Homes (west) Ltd | |
| Expiry Date: | 11th May 2022 | |
| Case Officer: | Isabel Daone | |

DECISION Delegate to permit subject to Section 106 Agreement

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| Item No: | 03 | |
| Application No: | 22/00630/FUL | |
| Site Location: | 10 Highbury Place, Walcot, Bath, Bath And North East Somerset | |
| Ward: Walcot | Parish: N/A | LB Grade: II |
| Application Type: | Full Application | |
| Proposal: | Creation of new parking bay (Resubmission). | |
| Constraints: | Article 4 Bath Demolition Wall, Article 4 Reg 7: Estate Agent, Article 4 HMO, Colerne Airfield Buffer, 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, SSSI - Impact Risk Zones, | |
| Applicant: | Joshua Kneen & Jai Turner | |
| Expiry Date: | 5th May 2022 | |
| Case Officer: | Helen Ellison | |

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 Hard Surfacing Materials (Bespoke Trigger)

No surfacing of the parking area hereby approved shall commence until details of the proposed hard surfacing materials have been submitted to and approved in writing by the Local Planning Authority. The parking area shall thereafter be constructed in accordance with the approved details.

Reason: In the interests of the character and appearance of the street and preserving the setting of the Listed Building and the Conservation Area in accordance with policies HE1, D1 and D2 of the Placemaking Plan.

3 Electric Vehicle Charging (Compliance)

The electric vehicle charging point (as shown on drawing number PL04 REV D - Proposed Site Plan) shall be installed prior to the parking area being brought into use.

Reason: To ensure the sustainability benefits arising from the proposed electric vehicle charging point are realised and in accordance with policy ST7 of the Placemaking 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:

Date: 10.02.2022 Drwg. No. PL01 Drwg. title: Site location plan
Date: 10.02.2022 Drwg. No. PL02 Drwg. title: Existing site plan
Date: 10.02.2022 Drwg. No. PL03 Drwg. title: Existing elevations
Date: 10.02.2022 Drwg. No. PL04 REV D Drwg. title: Proposed site plan
Date: 10.02.2022 Drwg. No. PL05 REV C Drwg. title: Proposed elevations

Date: 28.03.2022 Drwg. title: Tree Protection Plan - Rev A
Date: 10.02.2022 Document title: Arboricultural Statement

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.

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.

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 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. If you have any queries about CIL please email 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.

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| Item No: | 04 | |
| Application No: | 22/00631/LBA | |
| Site Location: | 10 Highbury Place, Walcot, Bath, Bath And North East Somerset | |
| Ward: Walcot | Parish: N/A | LB Grade: II |
| Application Type: | Listed Building Consent (Alts/exts) | |
| Proposal: | External alterations for the creation of new parking bay (Resubmission). | |
| Constraints: | Article 4 Bath Demolition Wall, Article 4 Reg 7: Estate Agent, Article 4 HMO, Colerne Airfield Buffer, 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, SSSI - Impact Risk Zones, | |
| Applicant: | Joshua Kneen & Jai Turner | |
| Expiry Date: | 5th May 2022 | |
| Case Officer: | Helen Ellison | |

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 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.

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Date: 10.02.2022 Drwg. No. PL04 REV D Drwg. title: Proposed site plan
Date: 10.02.2022 Drwg. No. PL05 REV C Drwg. title: Proposed elevations

Date: 28.03.2022 Drwg. title: Tree Protection Plan - Rev A
Date: 10.02.2022 Document title: Arboricultural Statement

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