

BATH AND NORTH EAST SOMERSET COUNCIL

PLANNING COMMITTEE

8th February 2023

DECISIONS

Item No:	01	
Application No:	22/01124/FUL	
Site Location:	Former Purnell Factory North View Development Site, Oxleaze Way, Paulton, Bristol	
Ward: Paulton	Parish: Paulton	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Residential development of 72 no. dwellings (Use Class C3); vehicular, pedestrian and cycle access from Oxleaze Way, pedestrian access from Caxton Close; landscaping and other associated ancillary works	
Constraints:	Agric Land Class 1,2,3a, Coal - Standing Advice Area, Contaminated Land, Policy CP9 Affordable Housing Zones, Policy GDS1 Site Allocations, Housing Development Boundary, Policy M1 Minerals Safeguarding Area, SSSI - Impact Risk Zones,	
Applicant:	ENGIE Regeneration Ltd And LiveWest Homes Ltd	
Expiry Date:	10th February 2023	
Case Officer:	David MacFadyen	

DECISION Deferred. Reason: To further progress and secure delivery of offsite highway works and early years nursery in light of impact of recommended planning conditions to affordable housing grant funding. Issues also identified in relation to compliance with Local Plan Partial Update Policies SCR6 (Sustainable Construction Policy for New Build Residential Development) and SCR8 (Embodied Carbon) and need to advertise application not in accordance with the development plan. Application deferred to return to 26th April 2023 Planning Committee meeting

Item No:	02		
Application No:	22/02863/FUL		
Site Location:	Mill Barn, Millards Hill, Welton, Midsomer Norton		
Ward: Midsomer Norton North	Parish: Midsomer Norton	LB Grade: II	
Application Type:	Full Application		
Proposal:	Erection of a new external classroom; consisting of natural rendered clay bricks to form landscaping wall, pizza oven & rainwater collection with arrayed valleyed roof.		
Constraints:	Agric Land Class 3b,4,5, Coal - Standing Advice Area, Conservation Area, Contaminated Land, Policy CP9 Affordable Housing Zones, Policy NE1 Green Infrastructure Network, Neighbourhood Plan, SSSI - Impact Risk Zones,		
Applicant:	Free Rangers		
Expiry Date:	10th February 2023		
Case Officer:	Danielle Milsom		

DECISION Defer for site visit.

Item No:	03		
Application No:	22/03945/FUL		
Site Location:	9 Gainsborough Road, Keynsham, Bristol, Bath And North East Somerset		
Ward: Keynsham East	Parish: N/A	LB Grade: N/A	
Application Type:	Full Application		
Proposal:	Proposed Front Extension		
Constraints:	Saltford Airfield 3km buffer, Agricultural Land Classification, Neighbourhood Plan, SSSI - Impact Risk Zones,		
Applicant:	Mr Andrew Shaw		
Expiry Date:	9th February 2023		
Case Officer:	Paige Moseley		

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 Materials (Compliance)

All external walling and roofing materials to be used shall match those of the existing building in respect of type, size, colour, pointing, coursing, jointing, profile and texture..

Reason: In the interests of the appearance of the development and the surrounding area in accordance with Policies D1, D2, D3 and D5 of the Bath and North East Somerset Placemaking Plan and Policy CP6 of the Bath and North East Somerset Core Strategy.

3 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:

GAI9/22/001 SITE LOCATION AND BLOCK PLANS
 GAI9/22/101 PROPOSED ELEVATIONS
 GAI9/22/51 PROPOSED GROUND FLOOR PLAN

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.

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.