

**BATH AND NORTH EAST SOMERSET COUNCIL**

**PLANNING COMMITTEE**

**23rd August 2023**

**SITE VISIT DECISION**

<b>Item No:</b>	001	
<b>Application No:</b>	22/03580/FUL	
<b>Site Location:</b>	Former Welton Bibby And Baron Factory, Station Road, Welton, Midsomer Norton	
<b>Ward:</b> Midsomer Norton North	<b>Parish:</b> Midsomer Norton	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Application for 'enabling works' in preparation for the Policy SSV4 site redevelopment including demolition, groundworks, flood mitigation and formation of 2m footpath along Station Road frontage.	
<b>Constraints:</b>	Agricultural Land Classification, Coal - Standing Advice Area, Coal - Referral Area, Conservation Area, Contaminated Land, Policy CP9 Affordable Housing, Flood Zone 2, Flood Zone 3, Housing Development Boundary, Policy LCR5 Safeguarded existg sport & R, LLFA - Flood Risk Management, Policy M1 Minerals Safeguarding Area, Policy NE1 Green Infrastructure Network, Ecological Networks Policy NE5, Neighbourhood Plan, Policy PCS6 Unstable Land-Coal Mining Le, SSSI - Impact Risk Zones,	
<b>Applicant:</b>	MNRE	
<b>Expiry Date:</b>	25th August 2023	
<b>Case Officer:</b>	Chris Griggs-Trevarthen	

**DECISION REFUSE**

1 The demolition of the former brewery buildings will result in the total loss of a non-designated heritage asset and cause less than substantial harm to the Midsomer Norton Conservation Area. This harm is not outweighed by the public benefits of the proposals. The proposal is therefore contrary to policy HE1 of the Bath and North East Somerset Placemaking Plan and section 16 of the National Planning Policy Framework. Furthermore, the failure to retain the former brewery buildings is contrary to policy SSV4(3) of the Bath and North East Somerset Local Plan Partial Update.

**PLANS LIST:**

This decision relates to the following plans:

4021_005_EAP_210_REV C	PROPOSED SITE PLAN KEY PLAN
4021_005_EAP_211_REV C	PROPOSED SITE PLAN PART 1
4021_005_EAP_212_REV C	PROPOSED SITE PLAN PART 2
4021_005_EAP_213_REV C	PROPOSED SITE PLAN PART 3
4021_005_EAP_214_REV C	PROPOSED SITE PLAN PART 4

4021_005_EAP_500_REV C	DEMOLITION PLAN KEY PLAN 1
4021_005_EAP_501_REV C	DEMOLITION PLAN PART 1
4021_005_EAP_502_REV C	DEMOLITION PLAN PART 2
4021_005_EAP_503_REV C	DEMOLITION PLAN PART 3
4021_005_EAP_504_REV C	DEMOLITION PLAN PART 4
4021_005_EAP_301_REV B PLAN	PROPOSED ELEVATION STATION ROAD LOCATION
4021_005_EAP_302_REV B	EXISTING AND PROPOSED ELEVATION KEY PLAN
4021_005_EAP_303_REV B	EXISTING AND PROPOSED ELEVATION PART 1
4021_005_EAP_304_REV B	EXISTING AND PROPOSED ELEVATION PART 2
4021_005_EAP_400_REV B	EXISTING SECTIONS LOCATION PLAN
4021_005_EAP_401_REV B	PROPOSED SECTIONS LOCATION PLAN
4021_005_EAP_402_REV B	EXISTING AND PROPOSED SECTIONS
4021_005_EAP_700_REV B	PARAMETERS LOCATION PLAN
4021_005_EAP_701_REV B	PARAMETERS ELEVATION PLAN
1057.16G	STATION ROAD LANDSCAPE PROPOSALS

### **Community Infrastructure Levy**

You are advised that as of 6 April 2015, the Bath & North East Somerset Community Infrastructure Levy (CIL) Charging Schedule came into effect. Whilst the above application has been refused by the Local Planning Authority please note that CIL applies to all relevant planning permissions granted on or after this date. Thus any successful appeal against this decision may become subject to CIL. Full details are available on the Council's website [www.bathnes.gov.uk/cil](http://www.bathnes.gov.uk/cil)

In determining this application the Local Planning Authority considers it has complied with the aims of paragraph 38 of the National Planning Policy Framework. The application was recommended for approval, but the planning committee overturned the officer recommendation for the reasons given.