

BATH AND NORTH EAST SOMERSET COUNCIL

DEVELOPMENT CONTROL COMMITTEE

26th October 2011

DECISIONS

Item No:	01	
Application No:	10/04868/CA	
Site Location:	Kingsmead House, James Street West, City Centre, Bath	
Ward: Kingsmead	Parish: N/A	LB Grade: N/A
Application Type:	Conservation Area Consent	
Proposal:	Demolition of Kingsmead House.	
Constraints:	Agric Land Class 3b,4,5, Article 4, Conservation Area, Flood Zone 2, Forest of Avon, Hotspring Protection, World Heritage Site,	
Applicant:	Telereal Trillium	
Expiry Date:	16th February 2011	
Case Officer:	Ian Lund	

DECISION CONSENT with the following conditions

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

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

2 No demolition shall take place until either:

(a) a contract for the carrying out of works of redevelopment of the site has been made and planning permission has been granted for the redevelopment for which that contract provides;

or alternatively

(b) a landscaping scheme for the site, including a programme of maintenance, has been submitted to and approved in writing by the local planning authority.

Reason: To safeguard the character and appearance of this part of the Conservation Area.

3 Following substantial completion of the demolition work, either:

a) within six months redevelopment of the site shall be commenced in accordance with the scheme of redevelopment referred to in condition 2 (a) above; or

b) within six months the approved landscaping scheme referred to in condition 2 (b) above shall be implemented and maintained on the site to the written satisfaction of the Local Planning Authority until such time as the site is redeveloped.

Reason: To safeguard the character and appearance of this part of the Conservation Area.

4 No works for the demolition of part or all of the building shall commence until a Materials Recycling Audit, which shall include how the existing construction materials, with particular reference to any natural Bath stone, are to be dismantled and recycled, has first been submitted to and agreed in writing by the Local Planning Authority. The works for clearance of this site shall subsequently be in accordance with the agreed Materials Recycling Audit.

Reason: In the interests of the preserving the character of the conservation area and ensuring sustainable development.

5 No works for the demolition of part or all of the building shall take place within the site until the applicant, or their agents or successors in title, has submitted to and had approved by the Local Planning Authority a written method statement providing for a careful manner of demolition that prevents damage to potential below ground archaeological deposits. The method statement shall include the location, extent and depth of all excavations and these works shall be carried out and completed in accordance with details as approved.

Reason: The site is within an area of significant archaeological interest and the Council wishes to prevent unnecessary damage to features beneath the standing building.

6 Prior to the commencement of demolition at the site details of a Construction Management Plan for all works of demolition shall be submitted to and approved in writing by the Local Planning Authority. The Management Plan shall comply with the guidance contained in the BRE Code of Practice on the control of dust from construction and demolition activities and shall also include, but not exclusively, details of the location of the site compound and on-site parking provision for vehicles associated with the demolition works and hours of working. The details so approved shall be fully complied with during the construction of the development.

Reason: To protect the amenities of the users of adjacent commercial properties.

7 The demolition hereby granted consent shall only be implemented in accordance with the documents as set out in the plans list below.

Reason: To define the terms and extent of the conservation area consent.

PLANS LIST:

This decision notice relates to the following documents:

Existing drawings:

14126.TP-202-OB1B, -001B, -002B, -003B, -004B, -005B, -006B, -007B, -008B, -203-001B, -002B, -003B, -204-001B, and -204-002B, all date stamped 24 November 2010, and

14126.TP-201-001C, -002D, -003C, -004C, and -202-000C all date stamped 8 December 2010

Proposed drawings:

14126.TP-411-006, -412-301 B, -414-002B, -003B, -201 B, -202B, -204B, -418-001B, -002B, -003B, -101B, -102B, -201B, and -202B all date stamped 24th November 2010, and

14126.TP-41 -003C, and -004C date stamped 8th December 2010, and

14126.TP-414-203B date stamped 16th December 2010.

Amended proposal drawings:

14126.TP-411-002D, -005D, -412-001C, -002C, -003C, -004C, -005C, -006C, -0B1D, -1B1D, -000E, -100E, -101 E, -102 E, 103E, -104E, -105E, -106D, -201D, -202D, -203C, -413-001D, -002D, -003D, -004D, -005D, -006C, -101C, -102C, -414-001D, -101C, -102C, -103C, and -104C all date stamped 24th May 2011.

Additional proposal drawings:

14126.TP-412-401A, -402A, -418-301 and -302 all date stamped 24th May 2011.

Application Summary, Photograph Statement, Design and Access Statement Part 01, Archaeological Desk Based Assessment, Planning Statement, Bat Survey, Site Waste Management Plan, Noise Impact Statement, Statement of Community Involvement all dated stamped 24th November 2010.

NOTE: Additional papers submitted including King Sturge report, Energy Strategy Assessment, Transport Assessment, Draft Travel Plan, Flood Risk Assessment, Preliminary Operational Management Plan, Ventilation Strategy, PPS2 Sequential Test Report, Utilities Statement, and Preliminary Risk Assessment are not considered directly relevant to this application and have not been taken into consideration.

REASONS FOR GRANTING CONSENT

The decision to grant consent subject to conditions has been made in accordance with section 72 of the Planning (Listed Buildings and Conservation Areas) Act to pay special attention to the preservation or enhancement of the character of the surrounding Conservation Area. The decision is also generally consistent with Planning Policy Statement 5: Planning for the Historic Environment, and has taken into account the views of third parties. Provided an acceptable redevelopment or landscaping of the site follows on immediately, the Council considers the proposals will preserve or enhance the character of the Conservation Area and World Heritage Site.

Item No:	02	
Application No:	10/04867/FUL	
Site Location:	Kingsmead House, James Street West, City Centre, Bath	
Ward: Kingsmead	Parish: N/A	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of a 177-bed hotel incorporating conference facilities, restaurant, café/bar and associated facilities, servicing and works following demolition of Kingsmead House.	
Constraints:	Agric Land Class 3b,4,5, Article 4, Conservation Area, Flood Zone 2, Forest of Avon, Hotspring Protection, World Heritage Site,	
Applicant:	Telereal Trillium	
Expiry Date:	8th April 2011	
Case Officer:	Mark Reynolds	

DECISION Delegate to PERMIT

(A) Authorise the Planning and Environmental Law Manager to secure an Agreement under Section 106 of the Town and Country Planning Act 1990 to secure:-

(a) A financial contribution to fund the following; An amended traffic Regulation Order in respect of the layby at the front of the site onto James Street West to restrict parking for the use of taxis and coaches only for limited time periods; An amended traffic Regulation Order to allow coaches and taxis accessing the site from Green Park Road to turn right into the western end of James Street West.

(b) The resurfacing of footways along site frontages to include widened James Street West frontage and dedication as public highway.

(B) Upon completion of the Agreement authorise the Development Manager to PERMIT the application subject to the following conditions:-

CONDITIONS

1 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 permissions.

2 No development shall commence until a schedule of materials and finishes, and samples of the materials to be used in the construction of the external surfaces, including roofs, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out only in accordance with the details so approved.

Reason: In the interests of the appearance of the development and the character and appearance of this part of the Conservation Area.

3 No development shall commence, save for demolition works, until a sample panel of all external walling materials to be used has been erected on site, approved in writing by the Local Planning Authority, and kept on site for reference until the development is completed.

Reason: In the interests of the appearance of the development and the character and appearance of this part of the Conservation Area.

4 Notwithstanding the submitted plans no development shall commence until full detailed drawings and particulars have been submitted to and approved in writing by the Local Planning Authority of the following; the method of construction of the building with particular reference to the stone cladding; and full details of the form, design and appearance of the ground floor openings

Reason: In order to allow proper consideration of this element of the scheme in the interests of the appearance of the development and the character and appearance of the Conservation Area and setting of neighbouring listed buildings.

5 The development hereby permitted shall not be occupied until the hard landscaping works as detailed on plan ref: 14126 TP-411-005 D have been undertaken in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the character and appearance of this part of the site and the Conservation Area and in the interests of highway safety.

6 The development hereby permitted shall not be commenced until such time that a Construction Management Plan, including details of the management of the site, together with the routing and parking of vehicles, has been submitted to and approved in writing by the Local Planning Authority. The said plan shall include, but not exclusively, details of the location of the site compound and on-site parking provision for vehicles associated with the construction and demolition works and hours of working. The details so approved shall be fully complied with during the construction of the development.

Reason: In the interests of highway operation, amenity and safety.

7 The proposed development hereby permitted shall not be occupied until the existing layby fronting the site has been increased to a minimum width of 2.5 metres and the footway fronting the site and James Street West has been increased in width to a minimum of 3.0 metres in width between the front face of the proposed building/covered walkway and the near edge of the proposed layby.

Reason: In the interests of highway operation, amenity and safety.

8 The development hereby permitted shall not be occupied until a Travel Plan, including but not exclusively, detailed measures to minimise arrival by guests in private cars, has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be occupied only in accordance with the provisions of the approved travel plan.

Reason: In the interests of highway operation, amenity, sustainability and safety.

9 The development hereby permitted shall not be occupied until an Operational Management Statement for the hotel to include, but not exclusively; details of the methods, frequencies and times of delivering and despatching to and from the hotel and ancillary uses; and details of the management arrangements of the proposed lay-by at the frontage have been submitted to and approved in writing by the Local Planning Authority. Development shall then take place strictly in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenities of the occupants of adjacent residential properties and in the interests of highway safety.

10 No vehicular deliveries shall arrive, be received or despatched from the rear of the site outside the hours of 08:00 to 18:00 Monday-Friday, 08:00 to 13:00 on Saturdays and at no time during Sundays and Public Holidays.

Reason: To safeguard the amenity of nearby residents.

11 The development hereby permitted shall not be occupied until the on-site car parking and servicing facilities have been provided and are available for use. Thereafter they shall be maintained free from obstruction and available for use solely by authorised/permitted vehicles at all times.

Reason: In the interests of highway operation, amenity and safety.

12 Notwithstanding the submitted plans, no external plant, machinery, ventilation ducting or other similar apparatus shall be installed other than in accordance with details, which may include screening measures, that shall first have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of residential amenity and the appearance of the development.

13 No development shall commence until a noise assessment of the development hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The assessment shall inter alia determine the rating levels of noise arising from plant and equipment to be mounted on the buildings and background noise levels at the boundaries with the nearest noise sensitive properties, and include details of noise mitigation measures for the development taking into account the proposed uses of the building and hours of use. The development shall be carried out in accordance with the approved details and the building shall not be occupied until the noise mitigation measures have been implemented. The said noise mitigation measures shall be retained in perpetuity.

Reason. To protect the amenities of the occupants of nearby residential properties.

14 No external lighting shall be installed on any part of the building or within any other part of the site other than in accordance with details (including details of illumination times and luminance levels) that shall first have been submitted to and approved in writing by the

Local Planning Authority, and any lighting shall thereafter be operated in accordance with the approved details.

Reason: To protect the amenities of the occupants of nearby residential properties and to safeguard the character and appearance of this part of the Conservation Area and the World Heritage Site.

15 No materials arising from the demolition of any existing structure(s), the construction of the new development nor any material from incidental works shall be burnt on the site.

Reason: In order to protect residential amenity.

16 The finished floors levels of the proposed development shall be set as shown on plan TP-412-000 D, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To reduce the risk of flooding to the proposed development.

17 Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To prevent the increased risk of flooding and ensure future maintenance of the surface water drainage system.

18 No development shall commence until a scheme for flood resilient/resistant construction has been submitted to and approved in writing with the Local Planning Authority. Development shall then take place in accordance with the approved details.

Reason: To reduce the risk and impact of flooding to the proposed development.

19 An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(a) a survey of the extent, scale and nature of contamination;

(b) an assessment of the potential risks to:

(c) human health,

(d) property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,

- (e) adjoining land,
- (f) groundwaters and surface waters,
- (g) ecological systems,
- (h) archaeological sites and ancient monuments;
- (i) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11".

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

20 Pursuant to condition 19 if remediation is required a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

21 Pursuant to condition 20 the approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

22 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken

in accordance with the requirements of condition 19, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 20, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 21.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

23 Where a remediation scheme is identified as being required, a monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of 5 years, and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority. Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority. This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

24 Notwithstanding the submitted drawings details of the final proposed conference facilities shall be submitted to and approved in writing by the Local Planning Authority. The said conference facilities shall thereafter be provided in accordance with the approved details prior to the first occupation of the development and retained thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that conference facilities are provided to help to meet the identified lack of such facilities within Bath as outlined in the Visitor Accommodation Study.

25 No development shall commence until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has first been submitted to and approved in writing by the Local Planning Authority. The programme of archaeological work should provide a field evaluation of the site to determine date, extent, and significance of any archaeological deposits or features, and shall be carried out by a competent person and completed in accordance with the approved written scheme of investigation.

Reason: The site is within an area of potential archaeological interest and the Council will wish to evaluate the significance and extent of any archaeological remains.

26 No development shall commence until the applicant, or their agents or successors in title, has presented the results of the archaeological field evaluation to the Local Planning Authority, and has secured the implementation of a subsequent programme of archaeological work in accordance with a written scheme of investigation which has first been agreed and approved in writing by the Local Planning Authority. The agreed programme of archaeological work shall be carried out by a competent person and completed in accordance with the approved written scheme of investigation.

Reason: The site is within an area of potential archaeological interest and the Council will wish record and protect any archaeological remains.

27 The development shall not be brought into use or occupied until the applicant, or their agents or successors in title, has secured the implementation of a programme of post-excavation analysis in accordance with a publication plan which has been submitted to and approved in writing by the Local Planning Authority. The programme of post-excavation analysis shall be carried out by a competent person(s) and completed in accordance with the approved publication plan, or as otherwise agreed in writing with the Local Planning Authority.

Reason: The site may produce significant archaeological findings and the Council will wish to publish or otherwise disseminate the results.

28 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 the following drawing numbers; 14126 - TP-112-205 A, TP-112-301 B, TP-202-000 C, TP-202-0B1 B, TP-201-001 B, TP-201-001 C, TP-201-003 C, TP-201-004 C, TP-202-000 C, TP-202-001 B, TP-202-001 B, TP-202-002 B, TP-202-003 C, TP-202-004 B, TP-202-005 B, TP-202-007 B, TP-202-008 B, TP-201-002 D, TP-202-006 B, TP-202-003 B, TP-203-001 B, TP-203-002 B, TP-203-003 B, TP-204-001 B, TP-204-002 B, TP-411-002 D, TP-411-002 D, TP-411-003 D, TP-411-005 D, TP-412-OB1 D, TP-412-1B1 D, TP-412-000 D, TP-412-000 F, TP-412-001 C, TP-412-002 C, TP-412-003 C, TP-412-004 C, TP-412-005 C, TP-412-006 C, TP-412-100 E, TP-411-101 E, TP-412-102 E, TP-412-103 E, TP-412-104 E, TP-412-105 E, TP-412-106 D, TP-412-201 D, TP-412-202 D, TP-412-203 C, TP-412-401 A, TP-412-402 A, TP-413-001 D, TP-413-002 D, TP-413-003 D, TP-413-004 D, TP-413-005 D, TP-413-006 C, TP-413-101 C, TP-413-102 C, TP-414-001 D, TP-414-101 D, TP-414-102 C, TP-414-103 C, TP-414-104 C, TP-418-002 B, TP-418-301, TP-418-302, SK 314

REASONS FOR GRANTING PERMISSION:

The decision to recommend approval has taken account of the Development Plan and any approved Supplementary Planning Documents. The development would accord with guidance within PPS 1, PPS 4, PPS 5 and PPG13. The loss of the existing office accommodation has been justified in the context of Local plan employment policies. The use of this city centre site as a hotel is an appropriate use which accords with policy guidance. The removal of the existing building and the erection of this replacement

building would enhance the character and appearance of the Conservation Area and would not harm the setting of listed buildings or the World Heritage Site. The proposal to not provide on-site car parking is consistent with Local Plan and National Policy and the objectives of sustainability. Highway safety would not be jeopardised by this proposal.

The development is capable of being adequately serviced and operated without resulting in any significant harm to neighbouring amenity. The building has been designed to minimise any impact in terms of overshadowing or overlooking of neighbouring properties. The development would not significantly increase the risk of flooding at the site. A bat assessment has been undertaken at the site which indicates that no evidence of bats within or surrounding the buildings was discovered. The development would not therefore require a license from Natural England. Officers are satisfied that the requirements of the Habitats Directive have been met. The development is not considered to be EIA development.

The proposed development is in accordance with Policies IMP.1, D.2, D.4, ET.1, ET.2, SR.3, S.6, S.7, ES.2, ES.5, ES.15, WM.3, NE.14, BH.1, BH.2, BH.6, BH.7, BH.13, T.3, T.5, T.6, T.18, T.19, T.24, T.25 and T.26 of the Bath & North East Somerset Local Plan (including minerals and waste policies) 2007.

The applicant is requested to comply with the BRE Code of Practice to control dust from construction and demolition activities (ISBN No. 1860816126). The requirements of the Code shall apply to all work on the site, access roads and adjacent roads.

The applicant should strongly consider putting in place a flood evacuation plan. Particular attention should be given to evacuation from the basement levels if a flood event were to occur in this area.

The applicant is advised to put in place safeguards during the construction phase to minimise the risks of pollution and detrimental effects to the water interests in and around the site. Such safeguards should cover the use machinery, oils/chemicals and materials, the routing of heavy vehicles, the location of work and storage areas, and the control and removal of spoil and wastes.

The applicant is referred to the Environment Agency's Pollution Prevention Guidelines, which can be found at:

<http://www.environment-agency.gov.uk/business/topics/pollution/39083.aspx>

The applicant is advised to supply flow rates for foul and surface water discharge for further appraisal to Wessex Water. The FRA accompanying the application states a surface water discharge rate of 5l/s will be passed to the foul sewer if previous connection proved. Wessex Water advise that the discharge rate should be limited to 5 l/s per hectare.

The applicant is advised to provide Wessex Water with details of water supply demand figures for further appraisal. There should be no gravity connections from basement areas to the public sewers.

The applicant is advised to submit a prior approval application under Section 61 of the Control of Pollution Act 1974. This application should contain the detailed reasonably practicable measures which the applicant/developer will take to control and minimise construction site noise.

Item No:	03	
Application No:	07/02424/EOUT	
Site Location:	Closed Polestar Purnell Factory Site, Access Road To Works, Paulton, Bath And North East Somerset	
Ward: Paulton	Parish: Paulton	LB Grade: N/A
Application Type:	Outline Application with an EIA attached	
Proposal:	Mixed use redevelopment of former printworks comprising offices, industrial, residential, continuing care retirement community, pub/restaurant, community building, open space, associated infrastructure, landscaping and access roads	
Constraints:	Forest of Avon, General Development Site,	
Applicant:	Purnell Property Partnership	
Expiry Date:	2nd November 2007	
Case Officer:	Mike Muston	

DECISION

Authorise the Council to enter into a supplemental Section 106 Agreement with the current owners of the land to vary the terms of the Section 106 Agreement dated 17 June 2010 made between the Council, Purnell Property Group and Investec Ltd in respect of land on the north side of Hallatrow Road, Paulton ("the Original Section 106 Agreement") to provide that the Affordable Housing provision for the Development is reduced from 35% to 20% and that the requirement to provide land which shall be of sufficient size to facilitate the provision of a 52 place pre-school nursery together with ancillary play space and parking space be removed but the obligation to construct and fit out a building capable of accommodating a 26 place pre-school nursery together with ancillary play space and parking space be retained.

Item No:	04	
Application No:	11/02486/FUL	
Site Location:	80 Brookfield Park, Upper Weston, Bath	
Ward: Weston	Parish: N/A	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of a two storey side and rear extension and conversion to 4no. flats.	
Constraints:	Agric Land Class 3b,4,5, Forest of Avon, Hotspring Protection, World Heritage Site,	
Applicant:	Mr & Mrs E Benham	
Expiry Date:	24th August 2011	
Case Officer:	Alice Barnes	

DECISION PERMIT with the following conditions:

1 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 permissions.

2 Notwithstanding the submitted drawings, no development shall commence until a schedule of materials and finishes, and samples of the materials to be used in the construction of the external surfaces, including roofs, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out only in accordance with the details so approved.

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

3 The area allocated for parking on the submitted plan shall be kept clear of obstruction and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

Reason: In the interests of amenity and highway safety.

4 Plans showing a secure and sheltered cycle parking area (providing for a minimum of 4 cycles) shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. This area shall be available prior to occupation of the development and shall not be used other than for the parking of cycles in connection with the development hereby permitted.

Reason: In the interests of sustainable development.

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:

Site survey 630:S:001
Survey: ground 630:S:002
Survey: first 630:S:003
Elevation: north 630:S:004
Elevation: south 630:S:005
Elevation: west 630:S:006
Elevation: east 630:S:007
Site location plan 630:1:000
Plan: site 630:2:001.
Plan: ground 630:2:002
Plan: first 630:2:003
Elevation: north 630:2:004
Elevation: south 630:2:005
Elevation: west 630:2:006
Elevation: east 630:2:007

REASONS FOR GRANTING APPROVAL

1. The proposed development would not have an adverse impact upon the streetscene or the amenity of the surrounding residential occupiers. Due to the siting of the extension to the rear and side of the property and the use of an appropriate design the proposed extension will not cause undue harm to the character of the World Heritage Site. The proposed development will not cause harm to highway safety.

2. 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.

A.

D2, D4, Bh.1 and T.24 of the Bath & North East Somerset Local Plan including minerals and waste policies - adopted October 2007

Informative

1. The applicant should be advised to contact the Highway Maintenance Team on 01225 394337 with regard to securing a Licence under Section 184 of the Highways Act 1980 for the construction of a vehicular crossing. The access shall not be brought into use until the details of the access have been approved and constructed in accordance with the current Specification.

2. The development is located within a foul sewerage area. It will be necessary for the developer to agree a point of connection onto the system for the satisfactory disposal of foul flows generated by the property. There is a foul sewer crossing the site and Wessex Water requires a 3m easement width on either side of the apparatus. Diversion or protection of the sewer may need to be agreed.

The developer is required to protect the integrity of Wessex Water systems and agree protection of the infrastructure prior to the commencement of the development.

Item No:	05		
Application No:	10/04399/FUL		
Site Location:	Folly Farm, Folly Lane, Stowey, Bristol		
Ward: Chew Valley South	Parish: Stowey Sutton	LB Grade: N/A	
Application Type:	Full Application		
Proposal:	Change of use from Class C2 to Mixed Use combining Classes C2/D2 for residential education, wedding ceremonies and receptions with ancillary cafe, teaching and workshop facilities (Retrospective)		
Constraints:	Agric Land Class 1,2,3a, Agric Land Class 1,2,3a, Coal fields, Forest of Avon, Greenbelt, Sites of Nature Conservation Imp (SN), Water Source Areas,		
Applicant:	Avon Wildlife Trust		
Expiry Date:	16th February 2011		
Case Officer:	Andy Pegler		

DECISION This application was withdrawn from the Agenda.

Item No:	06	
Application No:	11/03877/FUL	
Site Location:	11 Old Newbridge Hill, Newbridge, Bath, BA1 3LX	
Ward: Newbridge	Parish: N/A	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Provision of loft conversion with 1no side and 1no rear dormer (Resubmission)	
Constraints:	Agric Land Class 3b,4,5, Forest of Avon, Hotspring Protection, World Heritage Site,	
Applicant:	Mr And Mrs N Roberts	
Expiry Date:	31st October 2011	
Case Officer:	Jonathan Fletcher	

DECISION PERMIT with the following conditions:

1 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 permissions.

2 The vertical planes of the dormer windows hereby approved shall be finished with tile hanging to match the colour of the tiles to the roof of the host building.

Reason: In the interests of the appearance of the development and the surrounding area.

3 All external roofing materials to be used for the side dormer window hereby approved shall match those of the host building.

Reason: In the interests of the appearance of the development and the surrounding area.

4 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:

1, 2, 3 and 10 received 05 September 2011.

REASONS FOR GRANTING APPROVAL

1. The design of the proposed dormer windows would preserve the character and appearance of the host building and the surrounding area. There are other examples of side dormer windows in the area. The proposal would maintain the residential amenity of adjoining occupiers.

2. 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.

A

D.2, D.4 and BH.1 of the Bath & North East Somerset Local Plan including minerals and waste policies - adopted October 2007.