

**BATH AND NORTH EAST SOMERSET COUNCIL**

**DEVELOPMENT CONTROL COMMITTEE**

**23rd November 2011**

**DECISIONS**

<b>Item No:</b>	01	
<b>Application No:</b>	11/04166/FUL	
<b>Site Location:</b>	Gammon Plant Hire, Rock Hall Lane, Combe Down, Bath	
<b>Ward:</b> Combe Down	<b>Parish:</b> N/A	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Erection of 1no. Mining Interpretation Centre (rated BREEAM Excellent), 8no. Eco-Homes (rated Code 5 zero carbon), 1no. Apartment (rated Code 5 zero carbon) and all associated hard and soft landscaping following demolition of all existing properties, with the exception of a portion of historic stone wall to Rock Hall Lane (resubmission).	
<b>Constraints:</b>	Agric Land Class 3b,4,5, Article 4, Conservation Area, Forest of Avon, Hotspring Protection, Local Shops, Water Source Areas, World Heritage Site,	
<b>Applicant:</b>	Ian Cox Development Partners Ltd	
<b>Expiry Date:</b>	22nd November 2011	
<b>Case Officer:</b>	Tessa Hampden	

**DECISION** Defer consideration.

Reason: To allow further time for third parties to comment on EI Screening Assessment

<b>Item No:</b>	02		
<b>Application No:</b>	11/04167/CA		
<b>Site Location:</b>	Gammon Plant Hire, Rock Hall Lane, Combe Down, Bath		
<b>Ward:</b> Combe Down	<b>Parish:</b> N/A	<b>LB Grade:</b> N/A	
<b>Application Type:</b>	Conservation Area Consent		
<b>Proposal:</b>	Demolition of all existing properties with the exception of a portion of historic stone wall to Rock Hall Lane.		
<b>Constraints:</b>	Agric Land Class 3b,4,5, Article 4, Conservation Area, Forest of Avon, Hotspring Protection, Local Listing, Water Source Areas, World Heritage Site,		
<b>Applicant:</b>	Ian Cox Development Partners Ltd		
<b>Expiry Date:</b>	22nd November 2011		
<b>Case Officer:</b>	Ian Lund		

**DECISION** Defer consideration.

Reason: To allow further time for third parties to comment on EI Screening Assessment

Item No:	03		
Application No:	11/02432/OUT		
Site Location:	Land Rear Of Holly Farm, Brookside Drive, Farmborough, Bath		
Ward: Farmborough	Parish: Farmborough	LB Grade: N/A	
Application Type:	Outline Application		
Proposal:	Residential development comprising 38 dwellings with associated access, car parking and landscaping		
Constraints:	Agric Land Class 1,2,3a, Coal - Standing Advice Area, Forest of Avon, Housing Development Boundary, Public Right of Way,		
Applicant:	Blue Cedar Homes		
Expiry Date:	14th September 2011		
Case Officer:	Tessa Hampden		

**DECISION** Defer consideration to allow Members to visit the site.

Reason: To view the development in the context of its surroundings.

Item No:	04	
Application No:	11/03393/FUL	
Site Location:	153 Newbridge Hill, Newbridge, Bath, BA1 3PX	
Ward: Newbridge	Parish: N/A	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Erection of new single family dwelling on land at the rear of 153/155 Newbridge Hill	
Constraints:	Agric Land Class 3b,4,5, Article 4, Conservation Area, Forest of Avon, Hotspring Protection, World Heritage Site,	
Applicant:	Ms Amy Fry	
Expiry Date:	11th October 2011	
Case Officer:	Tessa Hampden	

**DECISION** REFUSE for the following reasons:

1 The proposal by virtue of its size, scale and siting in this backland location would detract from the character and appearance of the City of Bath Conservation Area. The development is therefore contrary to policies D2, D4 and B6 of the Bath and North East Somerset Local Plan (including minerals and waste) adopted October 2007.

**PLANS LIST:** 1102 P01, 02, 07, 15, 16, 17, 18, date stamped 8th August 2011, 1102 P19 date stamped 16th August 2011, and 1102 P051, 06A date stamped 19th August 2011.

<b>Item No:</b>	05		
<b>Application No:</b>	11/03987/OUT		
<b>Site Location:</b>	69 Haycombe Drive, Southdown, Bath, Bath And North East Somerset		
<b>Ward:</b>	Southdown	<b>Parish:</b>	N/A
		<b>LB Grade:</b>	N/A
<b>Application Type:</b>	Outline Application		
<b>Proposal:</b>	Erection of a detached 2 storey dwelling on land to the rear of 69 Haycombe Drive		
<b>Constraints:</b>	Agric Land Class 3b,4,5, Forest of Avon, Hotspring Protection, World Heritage Site,		
<b>Applicant:</b>	Mr & Mrs David and Elizabeth Bates		
<b>Expiry Date:</b>	12th January 2012		
<b>Case Officer:</b>	Richard Stott		

**DECISION** This application was withdrawn from the Agenda.