

**BATH AND NORTH EAST SOMERSET COUNCIL**

**PLANNING COMMITTEE**

**2nd June 2021**

**DECISIONS**

<b>Item No:</b>	01	
<b>Application No:</b>	21/01163/FUL	
<b>Site Location:</b>	Parcel 3875, Warminster Road, Bathampton, Bath	
<b>Ward:</b> Bathavon North	<b>Parish:</b> Bathampton	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Change of use from agricultural land to dog walking paddock with associated boundary fencing, gates, parking, storage shed and shelter, as well as improvements to the existing agricultural track to provide a suitable all weather surface to connect the site entrance to the car parking area.	
<b>Constraints:</b>	Agric Land Class 1,2,3a, Policy B4 WHS - Indicative Extent, Policy CP8 Green Belt, Policy CP9 Affordable Housing Zones, Housing Development Boundary, LLFA - Flood Risk Management, MOD Safeguarded Areas, Policy NE1 Green Infrastructure Network, Policy NE2 AONB, Policy NE2A Landscapes and the green set, Policy NE3 Local Nature Reserve, Policy NE5 Ecological Networks, Policy NE5 Strategic Nature Areas, All Public Rights of Way Records, SSSI - Impact Risk Zones,	
<b>Applicant:</b>	Messrs A & G Walker	
<b>Expiry Date:</b>	7th June 2021	
<b>Case Officer:</b>	Isabel Daone	

**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 Traffic Management Plan (Pre-commencement)**

No development or use hereby permitted shall commence until a Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority and shall include details of access, parking, booking and hours of operation. The development shall thereafter be undertaken in accordance with the approved details.

Reason: To ensure that safe operation of the highway and in the interests of protecting residential amenity in accordance with Policy ST7 of the Bath and North East Somerset Placemaking Plan. This is a condition precedent because any initial construction or

demolition works could have a detrimental impact upon highways safety and/or residential amenity.

### **3 Parking (Pre-occupation)**

Prior to the first use of the site, the proposed parking area shall be constructed and completed in accordance with the approved plans. The areas allocated for parking and turning, as indicated in the approved plans, shall be kept clear of obstruction and shall not be used other than for the parking and turning of vehicles in connection with the development hereby permitted.

Reason: To ensure adequate car parking and turning areas are always retained, in the interests of amenity and highways safety in accordance with Policy ST7 of the Bath and North East Somerset Placemaking Plan.

### **4 Ecological Mitigation Scheme (Compliance)**

The development hereby approved shall be carried out only in strict accordance with the avoidance, mitigation, compensation and enhancement measures in Section 7 of the approved Preliminary Ecological Appraisal (Gould Ecology, December 2020). If any amendments are required, details shall be submitted to and approved in writing by the LPA.

Reason: to avoid harm to the Bathampton Down and Woodlands Site of Nature Conservation Interest (SNCI) and wildlife in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended) and Policies NE3 and NE5 of the Bath and North East Somerset Council Placemaking Plan.

### **5 Ecological Monitoring and Compliance Reports (Bespoke Trigger)**

No use of the development hereby approved shall commence until a report produced by a suitably experienced ecologist confirming and demonstrating, using photographs, completion and implementation of the recommendations in Section 7 of the approved Preliminary Ecological Appraisal (Gould Ecology, December 2020) has been submitted to and approved in writing by the Local Planning Authority. A proposed monitoring scheme and proposed reporting of monitoring findings to the Local Planning Authority in relation to ongoing management shall also be provided with monitoring reports submitted periodically to the LPA in accordance with the approved schedule.

Reason: To prevent ecological harm and to provide biodiversity gain in accordance with NPPF and policies NE3 and NE5 of the Bath and North East Somerset Local Plan.

### **6 External Lighting (Bespoke Trigger)**

No new external lighting shall be installed until full details of the proposed lighting design have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

1. Lamp models and manufacturer's specifications, positions, numbers and heights; and
2. Measures to limit use of lights when not required, to prevent upward light spill and to prevent light spill onto nearby vegetation and adjacent land.

The lighting shall be installed and operated thereafter in accordance with the approved details.

Reason: To avoid harm to bats and wildlife in accordance with policy CP6 of the Bath and North East Somerset Core Strategy and policies NE3 and D8 of the Bath and North East Somerset Placemaking Plan.

### **7 Fencing materials (Bespoke Trigger)**

The fencing shown on the plans hereby approved shall not be erected on site until a samples of the wire element has been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason: Reason: In the interests of the appearance of the development and the surrounding area in accordance with Policies D1, D2, D3, D5 and NE2 of the Bath and North East Somerset Placemaking Plan and Policy CP6 of the Bath and North East Somerset Core Strategy.

### **8 Usage (Compliance)**

The dog walking paddock hereby approved shall be used by no more than 6 accompanied dogs during any single booking. There shall be no more than 1 booking at any given time. No more than one vehicle shall be permitted per booking session. The operators/owners of the site shall maintain an up-to-date register of the names and addresses of all visitors to the site over the age of 18, including the purpose of their visit and shall make such information available at all reasonable times to the Local Planning Authority.

Reason: To ensure that any intensification of the site can be monitored by the Local Planning Authority in the interests of protecting the residential amenity of neighbouring occupiers and minimising motorised vehicular movements to and from the site, in accordance with policies D6 and ST7 of the Bath and North East Somerset Placemaking Plan.

### **9 Hours of operation (Compliance)**

The use hereby permitted shall only take place between the following hours:

1st October - 29th February: 08:00 - 16:00 hours

1st March - 30th September: 07:00 - 20:00 hours

No visitor use of the site shall occur outside of these hours within further agreement from the Local Planning Authority.

Reason: To protect the residential amenities of the nearby properties and to prevent further intensification of the site in accordance with policies D6 and ST7 of the Bath and North East Somerset Placemaking Plan.

### **10 Dog waste collection (Pre-occupation)**

No use of the development hereby permitted shall be brought into use until the dog waste bins detailed in part 8.4 of the Design, Access & Justification Statement (received 11th March 2021) has been erected on site. Thereafter, the management and removal of dog waste from the site shall be implemented in strict accordance with the method contained within part 8.4 of this statement.

Reason: In the interests of public health and safety, in order to protect the natural environment and prevent pollution.

### **11 Removal of Permitted Development Rights - No means of enclosure (Compliance)**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no fences, gates, walls or other means of enclosure, other than those shown on the approved plans, shall be erected or placed on the site without a further planning permission being granted.

Reason: In the interests of the appearance of the development and the surrounding area and maintaining the openness of the Green Belt in accordance with Policy CP6 and CP8 of the Bath and North East Somerset Core Strategy and policies D1, D2, D3 and D4 of the Bath and North East Somerset Placemaking Plan.

### **12 Removal of Permitted Development Rights - No outbuildings (Compliance)**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no free standing buildings shall be erected within the site, other than those expressly authorised by this permission, unless a further planning permission has been granted by the Local Planning Authority.

Reason: In the interests of the appearance of the development and the surrounding area and maintaining the openness of the Green Belt in accordance with Policy CP6 and CP8 of the Bath and North East Somerset Core Strategy and policies D1, D2, D3 and D4 of the Bath and North East Somerset Placemaking Plan

### **13 Land use - cease of operation (Compliance)**

When the land ceases to be used as a dog walking facility, the building/structures/fence hereby approved shall be removed and the land restored to its former condition before the development took place or to such other condition as may be agreed in writing by the Local Planning Authority.

Reason: In the interests of protecting the rural character of the area and visual amenities of the Green Belt in accordance with policy CP8 of the Bath and North East Somerset Core Strategy and policy NE2 of the Bath and North East Somerset Placemaking Plan.

### **14 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:**

This decision relates to the following plans:

Fence Elevations, Shed Elevations. Received 11th March 2021

Proposed Site Plan. Received 11th March 2021

Site Access Plan. Received 11th March 2021

Site Location Plan. Received 11th March 2021

## **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](http://www.planningportal.co.uk) or post to Planning Services, Lewis House, Manvers Street, Bath, BA1 1JG.

### **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. **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 development commences, failure to comply with the regulations can result in surcharges and additional payments. 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](http://www.bathnes.gov.uk/cil)

### **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.

**Public Right of Way:**

The Authority will only maintain the bridleway to a standard suitable for pedestrians, cyclists and horse riders. Any damage to the surface caused by vehicles must be repaired by the persons responsible. If the paddock ceases to operate, The Authority will not be responsible to provide

ongoing maintenance to the surface of the bridleway to a standard suitable for vehicles. The Applicants must repair any damage and leave the bridleway in a standard acceptable to the Public Rights of Way Team. Care must be taken when using mechanically-propelled vehicles on a bridleway. Motorists must give way to pedestrians, horse riders and cyclists.

**Submission of Samples**

Any samples required by condition should not be delivered to the Council's offices. Please can you ensure that samples are instead available for inspection on site - as soon as the discharge of condition application has been submitted. If you wish to make alternative arrangements please contact the case officer direct and also please make this clear in your discharge of condition application.

<b>Item No:</b>	02
<b>Application No:</b>	21/00528/FUL
<b>Site Location:</b>	55 High Street, Twerton, Bath, Bath And North East Somerset
<b>Ward:</b> Twerton	<b>Parish:</b> N/A <b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application
<b>Proposal:</b>	Erection of a two storey rear extension. Change of use from 3 bedroom residential dwelling (Use Class C3) to a 6 bedroom House in Multiple Occupation (HMO) (Use Class C4)
<b>Constraints:</b>	Article 4 Bath Demolition Wall, Article 4 Reg 7: Estate Agent, Article 4 HMO, Agricultural Land Classification, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, Conservation Area, Policy CP9 Affordable Housing Zones, MOD Safeguarded Areas, Policy NE1 Green Infrastructure Network, Policy NE5 Ecological Networks, SSSI - Impact Risk Zones,
<b>Applicant:</b>	Long
<b>Expiry Date:</b>	4th June 2021
<b>Case Officer:</b>	Hayden Foster

**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 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.

### 3 Bicycle Storage (Pre-occupation)

No occupation of the development shall commence until bicycle storage for at least six bicycles has been provided in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. The bicycle storage shall be retained permanently thereafter.

Reason: To secure adequate off-street parking provision for bicycles and to promote sustainable transport use in accordance with Policy ST1 & ST7 of the Bath and North East Somerset Placemaking Plan.

### 4 Parking (Compliance)

The area allocated for parking and turning, as indicated on submitted plan reference EX/PRO Revision F, 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: To ensure sufficient parking and turning areas are retained at all times in the interests of amenity and highways safety in accordance with Policy ST7 of the Bath and North East Somerset Placemaking Plan.

### **5 Materials (Compliance)**

All external walling and roofing materials to be used shall match those of the existing house 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.

### **PLANS LIST:**

This decision relates to the following plans received 15th April 2021:

Drawing Number EX/PRO Rev F - Existing and Proposed Plans and Elevations

### **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](http://www.planningportal.co.uk) or post to Planning Services, Lewis House, Manvers Street, Bath, BA1 1JG.

### **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. **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 development commences, failure to comply with the regulations can result in surcharges and additional payments. 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](http://www.bathnes.gov.uk/cil)

### **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.

### **HMO Advice Note**

Please note that you will also require an HMO Licence for your property to operate as an HMO. Planning and HMO licensing are two separate requirements and it is essential that an HMO licence is obtained after receiving planning permission. Although Planning Permission may be granted without an HMO licence, you may legally not be able to use the property as an HMO. If you have any queries, please contact Housing Services by email at [hmo\\_licensing@bathnes.gov.uk](mailto:hmo_licensing@bathnes.gov.uk) or telephone 01225 396269.

<b>Item No:</b>	03
<b>Application No:</b>	21/01409/FUL
<b>Site Location:</b>	15 St Catherine's Close, Bathwick, Bath, Bath And North East Somerset
<b>Ward:</b> Bathwick	<b>Parish:</b> N/A <b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application
<b>Proposal:</b>	Erection of 2 storey rear extension, loft conversion including rear dormer and front roof-light, demolition of existing single-storey garage and 'pop-up' rear access and replacement with two-storey side extension. Associated external amendments including replacement of all existing windows and front and rear landscaping.
<b>Constraints:</b>	Article 4 Bath Demolition Wall, Article 4 Reg 7: Estate Agent, Article 4 HMO, 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, Policy NE2A Landscapes and the green set, Policy NE5 Ecological Networks, SSSI - Impact Risk Zones,
<b>Applicant:</b>	Mr And Mrs Walker
<b>Expiry Date:</b>	7th June 2021
<b>Case Officer:</b>	Danielle Milsom

**DECISION**                      REFUSE

1 The proposed development will represent a built form materially larger than the existing dwelling. The two-storey side extension, two-storey rear extension and rear dormer by reason of its size, scale and form will appear as an incongruous addition to the host dwelling. The development will cause harm to local character and will neither preserve nor enhance the character and appearance of the Conservation Area. This proposal is therefore contrary to policies including D1 of the Placemaking Plan adopted July 2017 and guidance in the National Planning Policy Framework.

2 The proposed development by virtue of its scale, siting, layout and design is considered to cause significant harm to the amenities of neighbouring occupiers (principally no.14 St Catherine's Close) through an overbearing impact from the proposed two-storey side extension. The proposal would therefore be contrary to Policy D6 of the Bath and North East Somerset Placemaking Plan (July 2017) and guidance in the National Planning Policy Framework.

**PLANS LIST:**

This decision relates to the following plans:

Revised Drawing - 10 May 21 - 21015-00-300-P02 - Lower Ground Floor Proposed

Revised Drawing - 10 May 21 - 21015-00-301-P03 - Ground Floor Proposed

Revised Drawing - 10 May 21 - 21015-00-302-P03 - First Floor Proposed

Revised Drawing - 10 May 21 - 21015-00-303-P03 - Second Floor Proposed

Revised Drawing - 10 May 21 - 21015-00-304-P03 - Roof Plan Proposed

Revised Drawing - 10 May 21 - 21015-00-305-P03 - South-East Elevation Proposed

Revised Drawing - 10 May 21 - 21015-00-306-P03 - North-West Elevation Proposed

Revised Drawing - 10 May 21 - 21015-00-307-P03 - South-West Elevation Proposed

Revised Drawing - 10 May 21 - 21015-00-308-P03 - North-East Elevation Proposed

Revised Drawing - 10 May 21 - 21015-00-309-P03 - Section A-A Proposed

Revised Drawing - 10 May 21 - 21015-00-310-P02 - Section B-B Proposed

Revised Drawing - 10 May 21 - 21015-00-320-P03 - Block Plan Proposed

### **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. Whilst the application was recommended for permission by Officers the Development Management Committee considered the proposal to be unacceptable for the stated reasons.

<b>Item No:</b>	04
<b>Application No:</b>	21/00356/FUL
<b>Site Location:</b>	The Abbey Rectory, Redwood House, Trossachs Drive, Bathwick
<b>Ward:</b> Bathavon North	<b>Parish:</b> Bathampton <b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application
<b>Proposal:</b>	Extensions to existing ancillary building (Retrospective).
<b>Constraints:</b>	Agric Land Class 1,2,3a, Policy B4 WHS - Indicative Extent, Policy CP9 Affordable Housing Zones, Housing Development Boundary, MOD Safeguarded Areas, Policy NE5 Ecological Networks, SSSI - Impact Risk Zones, Tree Preservation Order,
<b>Applicant:</b>	Mr & Mrs Michael Muston
<b>Expiry Date:</b>	9th June 2021
<b>Case Officer:</b>	Sam Grant

**DECISION** PERMIT

### 1 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.

### 2 Ancillary Use (Compliance)

The development hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as The Abbey Rectory, Redwood House, Trossachs Drive, Bathwick, Bath, Bath And North East Somerset, BA2 6RP; and shall not be occupied as an independent dwelling unit.

Reason: The accommodation hereby approved is not capable of independent occupation without adverse impact on the amenities of existing or future residential occupiers contrary to Policy D6 of the Bath and North East Somerset Placemaking Plan.

### PLANS LIST:

This Decision relates to the following plans:

OS Extract	29 Jan 2021	01	LOCATION PLAN
Drawing	29 Jan 2021	02	BLOCK PLAN
Drawing	29 Jan 2021	06	GROUND FLOOR PLAN
Drawing	29 Jan 2021	07	FIRST FLOOR PLAN
Revised Drawing	22 Mar 2021	AR03	REAR ELEVATION
Revised Drawing	22 Mar 2021	AR04	NE SIDE ELEVATION
Revised Drawing	22 Mar 2021	AR05	SW SIDE ELEVATION

## **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](http://www.planningportal.co.uk) or post to Planning Services, Lewis House, Manvers Street, Bath, BA1 1JG.

## **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.

## **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.

## **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. **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 development commences, failure to comply with the regulations can result in surcharges and additional payments. 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](http://www.bathnes.gov.uk/cil)

<b>Item No:</b>	05
<b>Application No:</b>	21/00206/LBA
<b>Site Location:</b>	The Old Bank, 20 High Street, Keynsham, Bristol
<b>Ward:</b> Keynsham North	<b>Parish:</b> Keynsham Town Council <b>LB Grade:</b> II
<b>Application Type:</b>	Listed Building Consent (Alts/exts)
<b>Proposal:</b>	External alterations for the painting of the first floor on the front elevation
<b>Constraints:</b>	Agricultural Land Classification, Air Quality Management Area, Conservation Area, Policy CP12 Centres and Retailing, Policy CP9 Affordable Housing Zones, Policy CR3 Primary Shopping Areas, District Heating Priority Area, Housing Development Boundary, Listed Building, Policy NE1 Green Infrastructure Network, Policy NE5 Ecological Networks, SSSI - Impact Risk Zones, Policy ST8 Safeguarded Airport & Aerodro,
<b>Applicant:</b>	Western Inns Ltd.
<b>Expiry Date:</b>	29th April 2021
<b>Case Officer:</b>	Caroline Power

**DECISION**                      REFUSE

1 The redecorated front elevation is considered to be at odds with the character and significance of both listed buildings, their setting and to the setting of other listed buildings in close proximity as well as to the general character and appearance of the conservation area. This proposal is considered cause less than substantial harm that is not outweighed by any public benefits and fails to meet the requirements of policy HE1 of the Bath and North East Somerset Placemaking Plan 2017 and paragraph 196 of the NPPF.

**PLANS LIST:**

Drawing	04 Mar 2021	DRAWING OB1	FRONT ELEVATION AS EXISTING
Drawing	04 Mar 2021	DRAWING OB2	FRONT ELEVATION AS PROPOSED
OS Extract	18 Jan 2021		SITE LAYOUT PLAN
OS Extract	18 Jan 2021		SITE LOCATION PLAN

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 Local Planning Authority acknowledges the approach outlined in paragraphs 39-43 in favour of front loading and operates a pre-application advice service. Notwithstanding active encouragement for pre-application dialogue the applicant did not seek to enter into correspondence with the Local Planning Authority. The proposal was considered unacceptable for the reasons given and the applicant was advised that the application was to be recommended for refusal. Despite this the applicant chose not to withdraw the application, and having regard to the need to avoid unnecessary delay the Local Planning Authority moved forward and issued its decision.

## **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)

## **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.

<b>Item No:</b>	06
<b>Application No:</b>	21/01303/LBA
<b>Site Location:</b>	Keynsham Conservative Club, 22 High Street, Keynsham, Bristol
<b>Ward:</b> Keynsham North	<b>Parish:</b> Keynsham Town Council <b>LB</b> <b>Grade:</b> IISTAR
<b>Application Type:</b>	Listed Building Consent (Alts/exts)
<b>Proposal:</b>	External alterations to paint the front elevation blue, reverting back to the colour that was in existence when the building was listed in 1975 (Retrospective).
<b>Constraints:</b>	Agric Land Class 3b,4,5, Air Quality Management Area, Conservation Area, Policy CP12 Centres and Retailing, Policy CP9 Affordable Housing Zones, Policy CR3 Primary Shopping Areas, Housing Development Boundary, Listed Building, Policy NE1 Green Infrastructure Network, Policy NE5 Ecological Networks, All Public Rights of Way Records, SSSI - Impact Risk Zones, Policy ST8 Safeguarded Airport & Aerodro,
<b>Applicant:</b>	Mr David Johnson
<b>Expiry Date:</b>	21st May 2021
<b>Case Officer:</b>	Caroline Power

**DECISION**                      REFUSE

1 The redecorated front elevation is considered to be at odds with the character and significance of this listed building and its setting and to the setting of other listed buildings in close proximity as well as to the general character and appearance of the conservation area. This proposal is considered cause less than substantial harm that is not outweighed by any public benefits and fails to meet the requirements of policy HE1 of the Bath and North East Somerset Placemaking Plan 2017 and paragraph 196 of the NPPF.

**PLANS LIST:**

OS Extract	26 Mar 2021	SITE LOCATION PLAN
Other	18 Mar 2021	FRONT ELEVATION PAINT COLOUR - SUBMISSIO...
Photo	18 Mar 2021	ELEVATION 2021 - STATEMENT 1

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 Local Planning Authority acknowledges the approach outlined in paragraphs 39-43 in favour of front loading and operates a pre-application advice service. Notwithstanding active encouragement for pre-application dialogue the applicant did not seek to enter into correspondence with the Local Planning Authority. The proposal was considered unacceptable for the reasons given and the applicant was advised that the application was to be recommended for refusal. Despite this the applicant chose not to withdraw the application, and having regard to the need to avoid unnecessary delay the Local Planning Authority moved forward and issued its decision.



## **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)

## **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.

<b>Item No:</b>	07
<b>Application No:</b>	21/01558/LBA
<b>Site Location:</b>	Liberal Democrats, 31 James Street West, City Centre, Bath
<b>Ward:</b> Kingsmead	<b>Parish:</b> N/A <b>LB Grade:</b> II
<b>Application Type:</b>	Listed Building Consent (Alts/exts)
<b>Proposal:</b>	External alterations for the replacement of the front door and fanlight above with a matching design, plus the installation of secondary glazing within the ground-floor front elevation windows.
<b>Constraints:</b>	Article 4 Bath Demolition Wall, Article 4 Reg 7: Estate Agent, Article 4 HMO, Agric Land Class 3b,4,5, Air Quality Management Area, Policy B2 Central Area Strategic Policy, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, Conservation Area, Policy CP9 Affordable Housing Zones, Flood Zone 2, Listed Building, LLFA - Flood Risk Management, MOD Safeguarded Areas, Policy NE1 Green Infrastructure Network, Policy NE5 Ecological Networks, SSSI - Impact Risk Zones,
<b>Applicant:</b>	Clive Dellard
<b>Expiry Date:</b>	11th June 2021
<b>Case Officer:</b>	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 Reinstatement of original door (Compliance)**

Within 2 months from the point at which 31 James Street West permanently ceases to be used as an office of a Member of Parliament, the original front door shall be reinstated in its original position.

Reason: In the interests of the fabric of the listed building in accordance with Policy CP6 of the Bath and North East Somerset Core Strategy and Policy HE1 of the Bath and North East Somerset Placemaking Plan.

**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:**

This decision relates to the following drawings;

Date: 30.03.2021 Drwg. No. 4142-018 Drwg. title: Front door - as existing  
Date: 30.03.2021 Drwg. No. 4142-020 Drwg. title: Secondary glazing - as proposed  
Date: 30.03.2021 Drwg. No. 4142-021 Drwg. title: Site plan  
Date: 03.06.2021 Drwg. No. 4142-019 G Drwg. title: Front door - as proposed  
Date: 13.05.2021 Drwg. No. 4142-022 Drwg. title: Front door - existing & proposed elevations (comparison)  
Date: 30.03.2021 Drwg. No. 4142-001 Drwg. title: Location plan

### **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](http://www.planningportal.co.uk) or post to Planning Services, Lewis House, Manvers Street, Bath, BA1 1JG.

### **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.

### **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. **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 development commences, failure to comply with the regulations can result in surcharges and additional payments. 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](http://www.bathnes.gov.uk/cil)

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