

Bath & North East Somerset Council

MEETING: **Planning Committee**

MEETING DATE: **3rd July 2024**

AGENDA
ITEM
NUMBER

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RESPONSIBLE OFFICER: Louise Morris - Head of Planning & Building Control

TITLE: **APPLICATIONS FOR PLANNING PERMISSION**

WARDS: ALL

BACKGROUND PAPERS:

AN OPEN PUBLIC ITEM

BACKGROUND PAPERS

List of background papers relating to this report of the Head of Planning about applications/proposals for Planning Permission etc. The papers are available for inspection online at <http://planning.bathnes.gov.uk/PublicAccess/>.

- [1] Application forms, letters or other consultation documents, certificates, notices, correspondence and all drawings submitted by and/or on behalf of applicants, Government Departments, agencies or Bath and North East Somerset Council in connection with each application/proposal referred to in this Report.
- [2] Department work sheets relating to each application/proposal as above.
- [3] Responses on the application/proposals as above and any subsequent relevant correspondence from:
 - (i) Sections and officers of the Council, including:
 - Building Control
 - Environmental Services
 - Transport Development
 - Planning Policy, Environment and Projects, Urban Design (Sustainability)
 - (ii) The Environment Agency
 - (iii) Wessex Water
 - (iv) Bristol Water
 - (v) Health and Safety Executive
 - (vi) British Gas
 - (vii) Historic Buildings and Monuments Commission for England (English Heritage)
 - (viii) The Garden History Society
 - (ix) Royal Fine Arts Commission
 - (x) Department of Environment, Food and Rural Affairs
 - (xi) Nature Conservancy Council
 - (xii) Natural England
 - (xiii) National and local amenity societies
 - (xiv) Other interested organisations
 - (xv) Neighbours, residents and other interested persons
 - (xvi) Any other document or correspondence specifically identified with an application/proposal
- [4] The relevant provisions of Acts of Parliament, Statutory Instruments or Government Circulars, or documents produced by the Council or another statutory body such as the Bath and North East Somerset Local Plan (including waste and minerals policies) adopted October 2007

The following notes are for information only:-

- [1] "Background Papers" are defined in the Local Government (Access to Information) Act 1985 do not include those disclosing "Exempt" or "Confidential Information" within the meaning of that Act. There may be, therefore, other papers relevant to an application which will be relied on in preparing the report to the Committee or a related report, but which legally are not required to be open to public inspection.

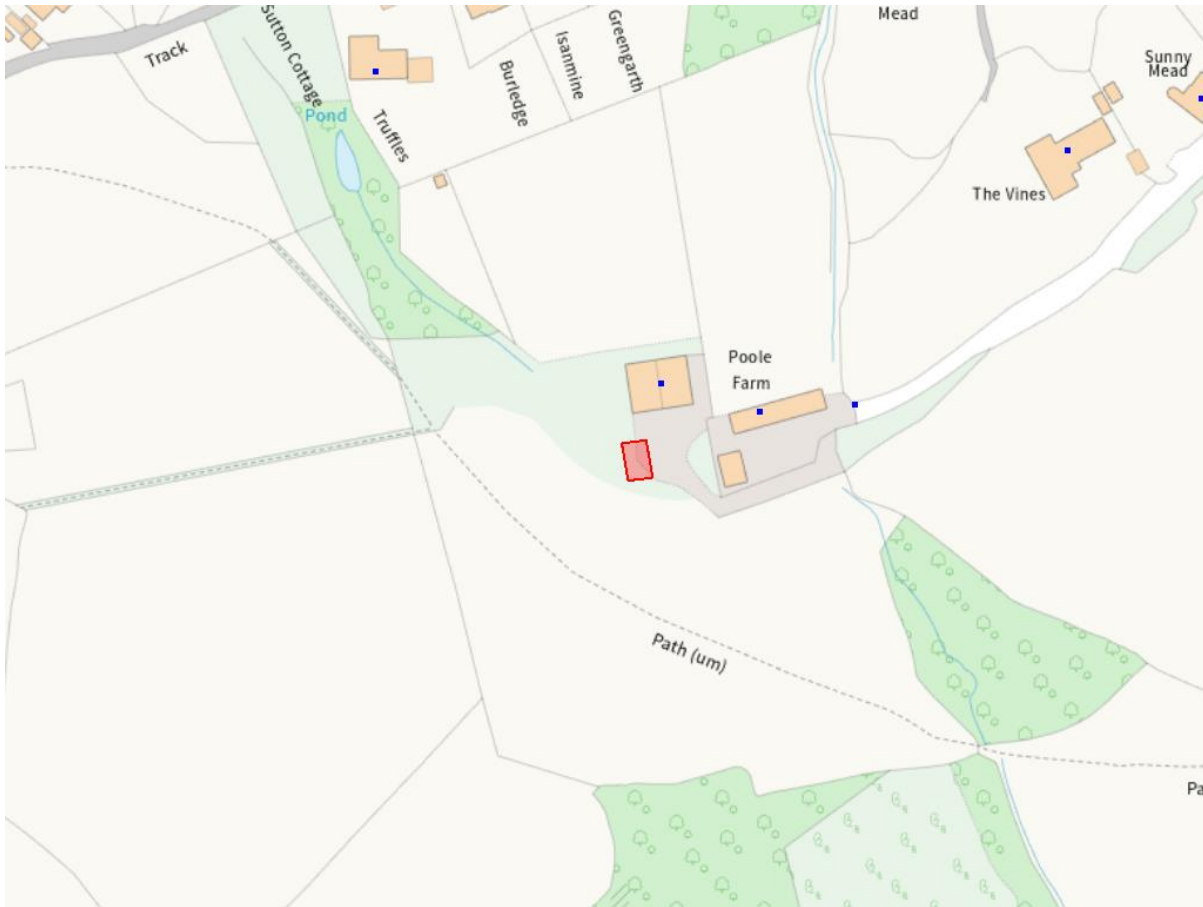
- [2] The papers identified or referred to in this List of Background Papers will only include letters, plans and other documents relating to applications/proposals referred to in the report if they have been relied on to a material extent in producing the report.
- [3] Although not necessary for meeting the requirements of the above Act, other letters and documents of the above kinds received after the preparation of this report and reported to and taken into account by the Committee will also be available for inspection.
- [4] Copies of documents/plans etc. can be supplied for a reasonable fee if the copyright on the particular item is not thereby infringed or if the copyright is owned by Bath and North East Somerset Council or any other local authority.

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ITEM NO.	APPLICATION NO. & TARGET DATE:	APPLICANTS NAME/SITE ADDRESS and PROPOSAL	WARD:	OFFICER:	REC:
01	24/01004/VAR 15 May 2024	Mr Wayne Pickford Willow Barn , Sunnymead Lane, Bishop Sutton, Bristol, Bath And North East Somerset Variation of conditions 2 (Plans List (Compliance)) and 5 (Garages (Compliance)) of application 20/03934/FUL (Erection of new garage/carport).	Chew Valley	Angus Harris	PERMIT

REPORT OF THE HEAD OF PLANNING ON APPLICATIONS FOR DEVELOPMENT

Item No: 01
Application No: 24/01004/VAR
Site Location: Willow Barn Sunnymead Lane Bishop Sutton Bristol Bath And North East Somerset



Ward: Chew Valley **Parish:** Stowey Sutton **LB Grade:** N/A

Ward Members: Councillor Anna Box Councillor Dave Harding

Application Type: Application for Variation of Condition

Proposal: Variation of conditions 2 (Plans List (Compliance)) and 5 (Garages (Compliance)) of application 20/03934/FUL (Erection of new garage/carport).

Constraints: Bristol Airport Safeguarding, Agric Land Class 1,2,3a, Coal - Standing Advice Area, Policy CP9 Affordable Housing, LLFA - Flood Risk Management, Policy NE1 Green Infrastructure Network, Policy NE2 AONB, Policy NE2A Landscapes and the green set, Ecological Networks Policy NE5, Strategic Nature Areas Policy NE5, Neighbourhood Plan, SSSI - Impact Risk Zones, Policy ST8 Safeguarded Airport & Aerodro,

Applicant: Mr Wayne Pickford

Expiry Date: 15th May 2024

Case Officer: Angus Harris

To view the case click on the link [here](#).

REPORT

The application relates to a detached building situated off Sunnymead Lane. The site is located within the parish of Stowey Sutton but falls outside of a defined housing development boundary. The site is situated within the Mendip Hills Area of Outstanding Natural Beauty (AONB).

The planning permission was granted for the erection of a new garage/carport.

This variation of conditions applications seeks to modify conditions 2 (plans list) and 5 (garaging) in order to alter the internal spaces into a home office and garage, with bi-fold doors on the front elevation.

Relevant Planning History:

DC - 19/02567/COND - DISCHG - 4 July 2019 - Discharge of conditions 4 & 7 of application 18/02323/FUL (Conversion of existing agricultural barn into single residential dwelling.)

DC - 19/03568/VAR - PERMIT - 1 October 2019 - Variation of condition 11 of application 18/02323/FUL (Conversion of existing agricultural barn into single residential dwelling.)

DC - 19/03994/COND - DISCHG - 3 December 2019 - Discharge of conditions 2 and 8 of application 19/03568/VAR (Conversion of existing agricultural barn into single residential dwelling.).

DC - 20/03932/NMA - APP - 5 January 2021 - Non-material amendment to application 18/02323/FUL (Conversion of existing agricultural barn into single residential dwelling).

DC - 20/03934/FUL - PERMIT - 11 February 2022 - Erection of new garage/carport.

SUMMARY OF CONSULTATIONS/REPRESENTATIONS

Consultation Responses :

Stowey Sutton Parish Council

At its meeting held on Wednesday 3rd April 2024, Stowey Sutton Parish Council considered this application and made the following resolution:

The first point to make on this application is that the B&NES Planning Portal does not contain drawings of an acceptable standard for this application, no site location plan is included, and the "Proposed office & garage storage" drawing does not show depth measurements for the building. Whilst the buildings cladding material is disclosed the "bi-fold" doors are not described adequately, although the drawings suggest that they are largely glazed.

This application is to modify a recently constructed (2020 approved by B&NES against SSPC comments) building comprising of an agricultural style building containing one enclosed single garage section with two adjacent open fronted parking bays, to enclose the two open fronted parking bays with glazed bi gold doors, creating an "office area" of

approximately 29m², also adding a toilet, sink & water cylinder to the existing garage area that is not shown on the plans for application 20/03934/FUL.

The application should be considered against the Adopted Stowey Sutton Neighbourhood Plan.

The application site is outside the established housing development boundary & the green belt but inside the AONB, backing onto open countryside.

In our response to the underlying application 20/03934/FUL that today's application seeks to vary in November 2020 Stowey Sutton Parish Council noted;

The building is in a modern agricultural style, not characteristic of this area of the parish as identified in the character assessment which forms appendix E of the adopted Stowey Sutton Neighbourhood Plan.

The proposed development is outside the housing development boundary and is within the AONB, which carries the highest level of protection within the NPPF, the proposal cannot be described as infill development and the palette of materials selected do not match the surrounding properties character & therefore does not meet the aims of this policy.

The proposed development is for a dwelling sized building for non-residential use & therefore does not meet the aims of this policy.

2

No details of external lighting or measures to control the spill of light from the roof lights have been included within the information available despite the property being in the AONB & a known bat foraging route, so the application does not demonstrate compliance with SSHP06.

Reference was made in planning inspectorate Appeal Ref: APP/F0114/D/20/3252191 (B&NES ref 19/04452/FUL) at Poole Farm, Sunnymead Lane, immediately adjacent to this application site, to the impact that further building in this area could potentially have for harm to owls and bats due to disturbance to commuting routes to foraging habitat and from additional lighting. Bats and barn owls are protected species under the Wildlife and Countryside Act 1981, and bats are a European Protected Species (EPS) under The Conservation of Habitats and Species Regulations 2017. Circular 06/2005 states that the presence of a protected species is a material consideration when a development proposal is being considered which would be likely to result in harm to the species or its habitat.

Stowey Sutton Parish Council conclude that the application does not meet the aims of policies SSHP01, SSHP02, SSHP03, SSHP04 & SSHP06 of the adopted Stowey Sutton Neighbourhood Plan, encroaches un-necessarily on the AONB & offers no mitigation to address concerns over wildlife such as the bats identified in a survey for application 18/02323/FUL previously permitted at this property (prior to its separation from then host building Poole Farm).

As a result, Stowey Sutton Parish Council did not support the underlying application 20/03934/FUL: Willow Barn, Sunnymead Lane, Bishop Sutton - Erection of new garage/carport.

Summary

Whilst Stowey Sutton Adopted Neighbourhood Plan policy SSBE04 does support the principle of minor alterations to domestic properties to support homeworking, SSHP06 requires lighting to be controlled, particularly in areas where darkness is characteristic, such as this site's location within the AONB.

The current application is for conversion of a stand-alone building, not a domestic property & does not provide adequate information to confirm non-commercial use of the proposed office, its external finishes & details of any factors to minimise light spill from the large glazed area of the bifold doors, which is of particular concern as planning inspectorate Appeal Ref: APP/F0114/D/20/3252191 (B&NES ref 19/04452/FUL) for a previous application on this site raised concerns over the impact on bats & wildlife as a significant contributing factor in refusing that appeal.

RESOLUTION

Whilst Stowey Sutton Parish Council accepts that the proposed variation may be acceptable in some form, based on the information available, the current application cannot be supported due to the inadequate drawings, lack of detail on the proposed glazing of the bi-fold doors & absence of any measures to control or mitigate against artificial light pollution which is of particular importance given the sites location within the AONB.

Representations Received :

None received

POLICIES/LEGISLATION

The Core Strategy for Bath and North East Somerset was formally adopted by the Council on 10th July 2014. The Core Strategy now forms part of the statutory Development Plan and will be given full weight in the determination of planning applications. The Development Plan for Bath and North East Somerset comprises:

- o Bath & North East Somerset Core Strategy (July 2014)
- o Bath & North East Somerset Placemaking Plan (July 2017)
- o Bath & North East Somerset Local Plan Partial Update (2023)
- o West of England Joint Waste Core Strategy (2011)
- o Made Neighbourhood Plans

CORE STRATEGY:

The Core Strategy for Bath and North East Somerset was formally adopted by the Council on 10th July 2014. The following policies of the Core Strategy are relevant to the determination of this application:

CP6: Environmental Quality

SD1: Presumption in favour of sustainable development

PLACEMAKING PLAN:

The Placemaking Plan for Bath and North East Somerset was formally adopted by the Council on 13th July 2017. The following policies of the Placemaking Plan are relevant to the determination of this application:

- D1: General urban design principles
- D2: Local character and distinctiveness
- D3: Urban fabric
- D4: Streets and spaces
- D5: Building design
- D6: Amenity

LOCAL PLAN PARTIAL UPDATE:

The Local Plan Partial Update for Bath and North East Somerset Council was adopted on 19th January 2023. The Local Plan Partial Update has introduced a number of new policies and updated some of the policies contained within the Core Strategy and Placemaking Plan. The following policies of the Local Plan Partial Update are relevant to this proposal:

- DW1: District Wide Spatial Strategy
- D8: Lighting
- NE2: Conserving and enhancing the landscape and landscape character
- NE3: Sites, species, and habitats
- ST7: Transport requirements for managing development

SUPPLEMENTARY PLANNING DOCUMENTS:

The following Supplementary Planning Documents (SPDs) are relevant to the determination of this application:

Sustainable Construction Checklist Supplementary Planning Document (January 2023)

Transport and Development Supplementary Planning Document (January 2023)

NEIGHBOURHOOD PLANS:

The following Neighbourhood Plan is relevant to the determination of this application:

Stowey Sutton

NATIONAL POLICY:

The National Planning Policy Framework (NPPF) was published in December 2023 and is a material consideration. Due consideration has been given to the provisions of the National Planning Practice Guidance (NPPG).

LOW CARBON AND SUSTAINABLE CREDENTIALS

The policies contained within the development plan are aimed at ensuring development is sustainable and that the impacts on climate change are minimised and, where necessary, mitigated. A number of policies specifically relate to measures aimed at minimising carbon emissions and impacts on climate change. The application has been assessed against the policies as identified and these have been fully taken into account in the recommendation made.

OFFICER ASSESSMENT

This application seeks to vary conditions 2 and 5 of application 20/03934/FUL which granted permission for the erection of new garage/carport.

"Condition 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".

"Condition 5 - Garages (Compliance)

The garage hereby approved shall only be used for the garaging of private motor vehicles associated with the residential use of the dwelling known as Willow Barn, Sunnymead Lane and/or ancillary domestic storage and for no other purpose.

Reason: To ensure adequate off-street parking provision is retained in accordance with Policy ST7 of the Bath and North East Somerset Placemaking Plan"

The outbuilding as approved consists of a single enclosed garage, and 2no car port spaces which are enclosed within the mass of the building, but retained an open front.

This variation application seeks to modify the use of the building and to alter the principal elevation. The 2no car port spaces are to be modified to a home office, with bifold doors and an extension of the principal elevation's timber cladding enclosing the space.

The single garage will retain its garage door, however the internal space will be modified with the addition of a toilet which shortens the space available for car parking down to 4m.

PRINCIPLE OF DEVELOPMENT:

The site is located within the parish of Stowey Sutton but falls outside of a defined housing development boundary. The site is situated within the Mendip Hills Area of Outstanding Natural Beauty (AONB).

Given the proposal is for a garage associated with an existing dwelling it was not considered to be justifiable to refuse the previous application for being set outside of a defined housing development boundary. Similarly, the alterations to the buildings retain its incidental use to its host dwelling.

DESIGN, CHARACTER AND APPEARANCE:

Policy D1, D2, D3 and D5 of the Placemaking Plan have regard to the character and appearance of a development and its impact on the character and appearance of the host building and wider area. Development proposals will be supported, if amongst other things they contribute positively to and do not harm local character and distinctiveness. Development will only be supported where, amongst other things, it responds to the local context in terms of appearance, materials, siting, spacing and layout and the appearance of extensions respect and complement their host building.

The proposed garage measures 9.9m by 7m with a height of 4m to its highest point. With regards to materials the garage is set to incorporate slate roof tiles, while the walls will incorporate timber weatherboarding. This variation seeks to install bi-fold doors on the front elevation to enclose the approved car port area for use as a home office instead. The approved cedar cladding on the front elevation will be extended above the bifold doors.

The garage is set to be placed within the front garden area of an existing detached dwelling. It is noted that with the placement of the dwelling the front garden area will have a significant amount of space remaining, as indicated by the submitted block plan. In addition to this space the site has further open land to the rear of the dwelling as indicated by the submitted site location plan. Given the site has sufficient space to accommodate the garage it is considered that the site will not result in overdevelopment.

Regarding the appearance of the building the use of the suggested materials would not appear out of character. The redevelopment of the barn (Reference: 18/02323/FUL) allowed for the use of cedar cladding (Reference: 19/03994/COND). The use of the suggested materials was approved as part of the full and conditioned. This same condition would be implemented again.

The proposal by reason of its design, siting, scale, massing, layout and materials is acceptable and contributes and responds to the local context and maintains the character and appearance of the surrounding area. The proposal accords with policy CP6 of the Core Strategy, policies D1, D2, D3, D4 and D5 of the Placemaking Plan and part 12 of the NPPF.

LANDSCAPE:

Local Plan Partial Update policy NE2 has regard to conserving and enhancing the landscape and landscape character. The policy notes a number of criteria which should be met in order for the development to be considered acceptable in landscape, including conserving the local landscape character and conserving. The policy also states that development should seek to avoid or should adequately mitigate any adverse impacts on the landscape. Proposals with the potential to impact on the landscape/townscape character of an area or on views should be accompanied by a Landscape and Visual Impact Assessment undertaken by a qualified practitioner to inform the design and location of any new development.

As indicated above it is considered that the proposed garage will not result in the overdevelopment of the site.

It is noted that the site is set down with an open field set on higher ground. A Public Right of Way (Prow) is set within this field (Reference: CL20/19). The siting of the garage will allow for it to be viewed within the context of the existing dwelling.

The modifications to infill the front elevation to enclose the car port will not enlarge the building within its context. The use of the space as a home office and the installation of glazed doors however has received objection based on artificial light pollution within the AONB where darkness is characteristic.

The glazed doors will be set within the principal elevation which is set back into the front of the building, overhung by the roof pitch. LED downlights are proposed inside the building to serve the home office space. Whilst there will be an element of light spill through the doors, the level of glazing is not excessive, and the home office space is not a primary living space for the dwelling.

The introduction of a home office space with glazed doors is not considered to result in unacceptable light spill within the AONB.

Overall, the proposal is considered to comply with policy NE2 of the Local Plan Partial Update, policy NE2A of the Placemaking Plan and part 15 of the NPPF.

RESIDENTIAL AMENITY:

Policy D6 sets out to ensure developments provide an appropriate level of amenity space for new and future occupiers, relative to their use and avoiding harm to private amenity in terms of privacy, light and outlook/overlooking.

Given the design, scale, massing and siting of the proposed development the proposal would not cause significant harm to the amenities of any occupiers or adjacent occupiers through loss of light, overshadowing, overbearing impact, loss of privacy, noise, smell, traffic or other disturbance. The proposal accords with policy D6 of the Placemaking Plan and part 12 of the NPPF.

HIGHWAYS SAFETY AND PARKING:

Policy ST7 of the Local Plan Partial Update has regard to transport requirements for managing development. It sets out the policy framework for considering the requirements and the implications of development for the highway, transport systems and their users. The Transport and Development Supplementary Planning Document expands upon policy ST7 and includes the parking standards for development.

The full application granted permission for 2no car port spaces and an internal garage space. At the time of the decision, Policy ST7 of the Placemaking Plan sought to ensure that new development provided a minimum provision of car parking.

Since then, the Local Plan Partial Update (2023) has been adopted which has modified the objectives of Policy ST7 which now seeks to restrict the amount of car parking made available for new development, in order to reduce reliance on private cars. As such, the

condition to retain the garage space only for the parking of private motor vehicles is no longer necessary. As such, Condition 5 can be removed.

The means of access and parking arrangements are acceptable and maintain highway safety standards. The proposal accords with policy ST7 of the Local Plan Partial Update, the Transport and Development Supplementary Planning Document (2023), and part 9 of the NPPF.

ECOLOGY AND ARBORICULTURE:

The proposed garage is set to be placed on gravel or hardstanding which is currently undeveloped. Comments were received on the full application which cited concerns to protected species and habitats. This is specifically following the approval of the barn conversion associated with the site (Reference: 18/02323/FUL).

Given the location of the site and comments received, the Bath Ecology Team were consulted as part of the full. Within the response received it was noted that the proposal is located within a wildlife-rich landscape in an ecologically sensitive location near to fields and woodlands that are designated as Sites of Nature Conservation Interest (SNCIs) and a Site of Special Scientific Interest (SSSI), and where there is known occurrence of a range of wildlife including bat activity.

A planning application for the adjacent building required a bat mitigation scheme (18/02323/FUL) which was approved via discharge of condition 7 (19/02567/COND). Condition 5 of the same decision (& 19/03568/VAR) required a hard and soft landscape scheme, and sensitive lighting was also secured by condition.

The current proposal must demonstrate that it avoids compromising previously approved bat mitigation and reinforces the measures needed to ensure conditions at the site remain suitable and are improved for use by wildlife - in particular bats, and other wildlife such as birds, reptiles, badger and hedgehog, that may utilise boundary vegetation and habitats that are immediately adjacent too or connecting with the site.

It is noted that landscaping and replacement hedgerow planting requirements for the adjacent development have been approved and implemented. The intention is for the proposed new building to avoid impacting on the new planting - however if any of the new planting is impacted by the new building the ecology team would request additional replacement planting to further compensate it is noted that there is room for this to be achieved if required. Any replacement planting can be secured by condition.

The same condition would be implemented again.

The Parish Council have objected on the basis that insufficient details have been provided to show external lighting. Details of proposed lighting were provided with the full application, showing the locations and specifications of on some external lights positioned within the oversail of the roof. Confirmation has been received that the external lighting as permitted in application 20/03934/FUL is not proposing to be varied. A compliance condition was added as part of the full application to ensure its installation is in accordance with the approved details and this condition will remain.

The proposed development is a new build garage not requiring the redevelopment of a redundant building. The site location is undeveloped land with no disturbance to vegetation within proximity. Given the above the proposed development will not have an adverse impact on protected species, habitats or trees which have a significant visual or amenity value. The proposal is therefore compliant with Local Plan Partial Update policies NE1, NE3, NE5, NE6, D5e and D8. This is in addition to policy SSHP06 of the Stowey Sutton Neighbourhood Plan.

STOWEY SUTTON NEIGHBOURHOOD PLAN:

The proposal is for a garage and ancillary space. Policy SSHP01 and SSHP04 of the Stowey Sutton Neighbourhood Plan relate to the development of dwellings which are therefore not considered applicable for this proposal.

The development is of an individual character which is in keeping with the Parish Character Assessment and is not deemed to be harmful to the AONB in accordance with Housing and Development Policy SSHP02 and SSHP03 of the Stowey Sutton Neighbourhood Plan.

External lighting can be conditioned as part of the development. Therefore, the proposal does not conflict Housing and Development Policy SSHP06 Lighting of the Stowey Sutton Neighbourhood Plan.

OTHER MATTERS:

Objection has been received by the Parish Council that the application does not provide adequate information to confirm that the building will be non-commercial in use. This application is applying to vary a permitted application for an incidental outbuilding related to a domestic dwelling, where the variations seek to change the permitted car port into a home office. A home office space is still incidental to the domestic use of the site and no change of use is being sought.

Objection has also been raised by the Parish Council that the proposed drawings are inadequate and have no annotated the measurements for the depth of the building. The drawings are draw to a scale of 1:75 which allowed any dimension shown on the building to be measured. The depth of the building measures 6.0m. The proposed drawings are sufficient for planning purposes.

SCHEME OF DELEGATION:

The application was referred to the Chair and Vice Chair of the B&NES Planning Committee in accordance with the Council's Scheme of Delegation, as the officer's recommendation is contrary to formal comments received by the local Parish's and Ward Councillor, which gave planning reasons objecting to the application.

The Vice Chair decided that the application should be deferred to the committee, commenting as follows:

I note the objection from Stowey Sutton Parish Council, who also raised an objection to the permitted application for the garage (20/03934/FUL) in this location. Concerns are raised about the lack of detail in the drawings particularly in relation to mitigation of the light pollution from the proposed glazing in terms of wild life and the AONB.

I note that the previous application (20/03934/FUL) which this seeks to vary was for an agricultural style building with one enclosed single garage and an open car port of dimensions 9.9m X 7m X 4m. The appeal decision to uphold refusal (19/04452/FUL) of an earlier more extensive proposal in this location (9.9m x 7m x 6m height) is relevant in that it cites insufficient information submitted in relation to disturbance to commuting routes and foraging habitats from additional lighting.

The variation of condition 5 to permitted application 20/03934/FUL will effectively allow a change of use from a garage to a garage plus home office with significant new areas of glazing to the front elevation. This seems to warrant a further Ecology opinion and consideration of compliance with policies NE3 and D8 to avoid harm to bats and wildlife. I recommend referral to the Planning Committee to consider whether these policies are met by the design for this new use and whether the design details are adequate.

The Chair decided to refer the decision to the committee, commenting as follows:

Whilst acknowledging the Parish Council's objection, this is an amendment to a previously approved development. The Local Planning Authority were satisfied that the information was sufficient to validate the application and make a recommendation based upon the submitted detail. Regard is had to the design, parking and amenity issues, but the committee may wish to consider the impact that the additional glazing and associated light spillage may have on the surrounding area and ecology.

The application will therefore be referred to the planning committee.

CONCLUSION:

It is therefore considered that the proposal complies with the relevant planning policies as outlined above and the proposal is recommended for approval.

RECOMMENDATION

PERMIT

CONDITIONS

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 External Lighting (Bespoke Trigger - requires approval of details prior to installation of new lighting)

External lighting shall be installed and operated only in accordance with the approved details of lighting and downlight lamp models as set out in the full application, reference 20/03934/FUL, unless full details of proposed lighting design have first been submitted to and approved in writing by the Local Planning Authority; details to include proposed lamp models and manufacturer's specifications, proposed lamp positions, numbers and heights with details also to be shown on a plan; and details of all measures to limit use of lights when not required and to prevent upward light spill and light spill onto trees and boundary vegetation and adjacent land; and to avoid harm to bat activity and other wildlife. The lighting shall be installed maintained and operated thereafter in accordance with the approved details.

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

3 Materials (Compliance)

The external walling materials to be used shall be of vertical timber weatherboarding. The roofing materials to be used shall be of slate roof tiles.

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.

4 Hard and Soft Landscaping (Compliance)

All hard and/or soft landscape works shall be carried out in accordance with the approved details submitted under application 20/03934/FUL. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme (phasing) agreed in writing with the Local Planning Authority. Any trees or plants indicated on the approved scheme which, within a period of five years from the date of the development being completed, die, are removed or become seriously damaged or diseased shall be replaced during the next planting season with other trees or plants of a species and size to be first approved in writing by the Local Planning Authority. All hard landscape works shall be permanently retained in accordance with the approved details.

Reason: To ensure that the landscape scheme is implemented and maintained in accordance with Policies D1, D2 and NE2 of the Bath and North East Somerset Placemaking Plan.

PLANS LIST:

1 This decision relates to the following plans:

Drawing	18 Mar 2024	01 REV 0	PROPOSED	OFFICE	AND	GARAGE
STORAGE - FLOORS PLAN						
Drawing	18 Mar 2024	01 REV 0	PROPOSED	OFFICE	AND	GARAGE
STORAGE- ELEVATIONS AND FLOORS PLAN						

2 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.

3 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.

4 Community Infrastructure Levy - General Note for all Development

You are advised that as of 6 April 2015, the Bath & North East Somerset Community Infrastructure Levy (CIL) Charging Schedule came into effect. CIL may apply to new developments granted by way of planning permission as well as by general consent (permitted development) and may apply to change of use permissions and certain extensions. **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 any development commences**.

Do not commence development until you been notified in writing by the Council that you have complied with CIL; failure to comply with the regulations can result in surcharges, interest and additional payments being added and will result in the forfeiture of any instalment payment periods and other reliefs which may have been granted.

Community Infrastructure Levy - Exemptions and Reliefs Claims

The CIL regulations are non-discretionary in respect of exemption claims. If you are intending to claim a relief or exemption from CIL (such as a "self-build relief") it is important that you understand and follow the correct procedure **before commencing any** development on site. You must apply for any relief and have it approved in writing by the

Council then notify the Council of the intended start date **before** you start work on site. Once development has commenced you will be unable to claim any reliefs retrospectively and CIL will become payable in full along with any surcharges and mandatory interest charges. If you commence development after making an exemption or relief claim but before the claim is approved, the claim will be forfeited and cannot be reinstated.

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. If you have any queries about CIL please email cil@BATHNES.GOV.UK

5 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.