

## **DEVELOPMENT MANAGEMENT COMMITTEE**

### **Minutes of the Meeting held**

Wednesday, 16th January, 2019, 2.00 pm

**Councillors:** Sally Davis (Chair), Rob Appleyard, Neil Butters (Reserve) (in place of Caroline Roberts), Paul Crossley, Matthew Davies, Eleanor Jackson, Les Kew, Bryan Organ, Martin Veal (Reserve) (in place of Jasper Becker) and David Veale

#### **87 EMERGENCY EVACUATION PROCEDURE**

The Democratic Services Officer read out the emergency evacuation procedure.

#### **88 ELECTION OF VICE CHAIRMAN (IF DESIRED)**

A Vice Chairman was not required on this occasion.

#### **89 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

Apologies for absence were received from:

Cllr Jasper Becker – substitute Cllr Martin Veal  
Cllr Caroline Roberts – substitute Cllr Neil Butters

#### **90 DECLARATIONS OF INTEREST**

There were no declarations of interest.

#### **91 TO ANNOUNCE ANY URGENT BUSINESS AGREED BY THE CHAIRMAN**

There was no urgent business.

The Chair noted that the funeral of Mrs Sue East, the former Headteacher of St Andrew's Church School, was being held today at Bath Abbey. She acknowledged that a number of members would have wished to attend but, instead, had to attend this meeting.

The Committee also sent their best wishes to Cllr Caroline Roberts who has recently been unwell.

#### **92 ITEMS FROM THE PUBLIC - TO RECEIVE DEPUTATIONS, STATEMENTS, PETITIONS OR QUESTIONS**

The Democratic Services Officer informed the meeting that there were a number of people wishing to make statements on planning applications and that they would be able to do so when these items were discussed.

### 93 **ITEMS FROM COUNCILLORS AND CO-OPTED MEMBERS**

There were no items from Councillors or Co-Opted Members.

### 94 **MINUTES OF THE PREVIOUS MEETING**

The minutes of the meeting held on 19 December 2018 were confirmed and signed as a correct record.

### 95 **CONCURRENT CREATION AND EXTINGUISHMENT ORDERS AFFECTING PUBLIC FOOTPATHS BA5/35, BA5/37, BA5/43, BA5/45 AND BA5/46 AT BATH RACECOURSE**

The Committee considered an application to divert sections of Public Footpaths (FP)BA5/35, BA5/37, BA5/43 and BA5/45 at Bath Racecourse in the Parishes of Charlcombe and North Stoke. The intention was to divert the footpaths away from the racetrack and provide routes which do not cross the racetrack surface.

The Case Officer reported on the application and her recommendation to grant authorisation.

The Cotswold Voluntary Warden for Charlcombe Parish and a representative from the applicant, Bath Racecourse, spoke in favour of the application.

Cllr Geoff Ward, local ward member, spoke in favour of the application. He understood the concerns that had been raised in relation to dogs in the area and felt that they should be kept on leads. However, there were already many footpaths in the area which were currently used by dog walkers.

Cllr Martin Veal, local ward member on the Committee, stated that he had spoken against the application at the last meeting. In order to fully support the proposal he would like the racecourse to implement a permanent fence to fully separate livestock from dogs. He requested legal advice on this issue.

The Case Officer and Principal Officer: Public Rights of Way then responded to questions as follows:

- If the application was approved then the Local Authority could erect some stand-alone posts and signs requesting that dogs be kept under control.
- The provision of a new fence was a possibility that could be discussed between the farm manager and the Racecourse; however, the proposal before the Committee was the outcome of a negotiated settlement.
- The electric fence shown on the Case Officer's presentation slides was a temporary structure in use when sheep were in the field.

Cllr Kew stated that the application represented a "common-sense" approach and he did not feel that the construction of a fence was essential. However, if a contribution could be made by the racecourse for this purpose then this would be a positive step. He then moved the officer recommendation to grant authorisation. This was seconded by Cllr Organ.

Cllr Appleyard noted that people walked in this area already and that the proposal simply regulated this activity providing a sensible compromise. It was important to educate dog owners about keeping dogs under control around livestock.

Cllr Crossley supported the proposal and welcomed the offer of the racecourse to make a financial contribution towards improved fencing in the area. He noted that the proposal would enable the Council to erect signage in the area and that almost 1km of additional recorded public footpath would be provided.

The motion was put to the vote and it was RESOLVED, unanimously, to grant authorisation for a concurrent Public Path Creation Order and Public Path Extinguishment Order to be made to create new sections of public footpath around the perimeter of the Racetrack at Bath Racecourse and to extinguish current public footpaths from the centre of the Racetrack as detailed on the plan attached at Appendix 1 and Appendix 2 (“the Decision Plan”).

## 96 **SITE VISIT LIST - APPLICATIONS FOR PLANNING PERMISSION ETC FOR DETERMINATION BY THE COMMITTEE**

The Committee considered:

- A report by the Head of Planning on various planning applications.
- An update report by the Head of Planning on item no 2 attached as *Appendix 1* to these minutes.

**RESOLVED** that in accordance with the Committee’s delegated powers, the applications be determined as set out in the decisions list attached as *Appendix 3* to these minutes.

### **Item No.1**

#### **Application No. 18/03359/FUL**

**Site Location: 6 Richmond Road, Beacon Hill, Bath, BA1 5TU – Erection of replacement split level four bedroom dwelling and attached garage following demolition of existing two bedroom bungalow and garage**

The Case Officer reported on the application and her recommendation to permit.

Cllr Kew stated that the site visit had been very useful. There was a mixture of housing types in this road and the proposal was a sensible one which would fit in well with the local street scene. He moved the officer recommendation to permit. This was seconded by Cllr Organ.

Cllr Appleyard noted that a number of properties in the road were being redeveloped and he felt that, on balance, the effect on number 5 Richmond Road would be minimal.

The motion was put to the vote and it was RESOLVED, unanimously, to PERMIT the application subject to conditions as set out in the report.

**Item No. 2**

**Application No. 18/04168/FUL**

**Site Location: Long Byre, Barn Lane, Chelwood – Erection of detached double garage**

The Case Officer reported on the application and his recommendation to refuse. He reported that, following comments made by members at the previous meeting, he had held discussions with the agents and the materials now proposed were natural stone and render.

Cllr Jackson did not feel that the proposal would cause harm to the Green Belt. She pointed out that on the other side of the wall adjoining the site was an industrial unit. She supported the change of materials to include natural stone. She moved that the Committee delegate to permit the application subject to conditions. This was seconded by Cllr Appleyard.

Cllr Organ supported the motion and felt that there would be no harm to the openness of the Green Belt.

The Deputy Head of Planning, Development Management, explained that the view of officers was that the application represented inappropriate development in the Green Belt. However, if members were minded to approve the application then this would have to be advertised as a departure from the development plan.

The motion was put to the vote and it was RESOLVED, unanimously, to DELEGATE TO PERMIT the application subject to conditions and subject to being advertised as a departure from the development plan.

**97 MAIN PLANS LIST - APPLICATIONS FOR PLANNING PERMISSION ETC FOR DETERMINATION BY THE COMMITTEE**

The Committee considered:

- A report by the Head of Planning on various planning applications.
- Oral statements by members of the public and representatives. A copy of the speakers' list is attached as *Appendix 2* to these minutes.

**RESOLVED** that in accordance with the delegated powers, the applications be determined as set out in the decisions list attached as *Appendix 4* to these minutes.

**Item No. 1**

**Application No. 16/04870/FUL**

**Site Location: Bidwell Metals Ltd, Chapel Road, Clandown, Radstock – Erection of 28 dwellings, public open space, a community building and ancillary works following the demolition of two buildings (REVISED DESCRIPTION)**

The Case Officer reported on the application and her recommendation to refuse. She then responded to questions as follows:

- If the application were refused then the applicant could resubmit a further planning application for any future development on the site. A further application would be free of charge if submitted within 12 months of the decision. The reasons for refusal would form a material consideration in relation to a future application.
- CIL would apply to a future application in the same way as to the existing permission.
- Officers were aware of some issues with the ownership of the site.
- If the Committee refused the application then the applicant would have the right of appeal.

Cllr Jackson pointed out that Radstock Town Council supported the officer recommendation to refuse. She then moved the officer recommendation.

Cllr Crossley seconded the motion stating that he felt the scheme was a good one but that given the current circumstances refusal was the correct decision at this time.

The motion was put to the vote and it was RESOLVED unanimously to REFUSE the application for the reasons set out in the report.

## **Item No. 2**

### **Application No. 18/02900/FUL**

#### **Site Location: Land at Rear of 106 High Street, Dovers Lane, Bathford, Bath – Erection of two storey, 3 bed dwelling**

The Case Officer reported on the application and her recommendation to permit.

A local resident spoke against the application.

The agent spoke in favour of the application.

Cllr Geoff Ward, local ward member, spoke against the application. He pointed out that Bathford Parish Council objected to the proposal along with a number of local residents. The area was already congested and there were concerns about the safety of local school children who walked along the lane. The increase from a 2 bedroom dwelling to a 3 bedroom dwelling was too great on this restricted site.

Cllr Martin Veal, local ward member on the Committee, spoke against the application. He pointed out the potential road safety hazards in this very narrow lane. He felt that the application represented overdevelopment of the site in this historic conservation area. The increase in volume was inappropriate and would create increased traffic. He pointed out that the local Headteacher had expressed concern regarding the safety of pupils walking to and from school.

The Deputy Head of Planning, Development Management, informed the Committee that there was an extant planning permission for a dwelling on this site which was a material planning consideration. The Highways Officer had raised no objection to the new application and there was no highway reason for refusal previously for a dwelling on the site. A refusal on highway related grounds would be difficult to defend at appeal and may well lead to a cost award. She also advised that any other developments in this location would be considered on their own merits and that

members should focus on the application in question and specifically the changes between the extant permission and the proposed dwelling.

The Case Officer responded to questions as follows:

- The other properties in Chapel Row were relatively small.
- The new proposal represented a 4.5% increase in volume.
- The number of parking spaces required for a 3 bedroom dwelling was 2 and this proposal contained 3 spaces.
- The footprint of the dwelling could be extended under permitted development rights.

Cllr Appleyard understood the concerns of local residents but noted that permission had already been granted for a dwelling in this location. He did not feel that a 4.5% volume increase was unreasonable. He also noted that the Highways Officer had raised no objection. There had been no change to the access or egress since the previous application. He then moved the officer recommendation to permit.

Cllr Kew felt that, if approved, the conditions imposed would be important. He suggested that the construction management plan should include a requirement that construction vehicles should not park in Dovers Lane at times when children would be travelling to and from school and hours should also be restricted. He seconded the motion on that basis and Cllr Appleyard agreed to incorporate this into his motion and to delegate authority for officers to implement this requirement.

In response to a question from Cllr Martin Veal the Deputy Head of Planning, Development Management, advised that it would not be reasonable to remove permitted development rights in this case.

The motion was put to the vote and it was RESOLVED by 7 votes for, 2 votes against and 1 abstention to DELEGATE TO PERMIT the application subject to conditions as set out in the report and subject to the construction management plan (referred to under Condition 8) preventing the use of Dovers Lane by construction vehicles at times when children are travelling to and from school.

## 98 **NEW PLANNING APPEALS LODGED, DECISIONS RECEIVED AND DATES OF FORTHCOMING HEARINGS/INQUIRIES**

The Committee considered the appeals report.

The Deputy Head of Planning, Development Management, explained that the Planning Inspectorate had agreed to accept the appeal for 2 Manor Cottages, Combe Hay (Application No. 17/01709/LBA), which had been lodged after the 6 month deadline date, due to an administrative error.

RESOLVED to NOTE the report.

The meeting ended at 3.30 pm

Chair .....

Date Confirmed and Signed .....

**Prepared by Democratic Services**

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**BATH AND NORTH EAST SOMERSET COUNCIL**

**Development Management Committee**

**Date 16<sup>th</sup> January 2019**

**OBSERVATIONS RECEIVED SINCE THE PREPARATION OF THE MAIN  
AGENDA**

**ITEM**

**ITEMS FOR PLANNING PERMISSION**

**Item No. 2 (Site Visit)                      Application No.      18/04168/FUL**  
**Address Long Byre**

Following the previous Development Management Committee 19<sup>th</sup> December 2018, and Committee site visit 7<sup>th</sup> January 2019 revised plans have been submitted. Conservation advice suggested that the proposed detached garage present external materials that are timber. Members determined that as the existing, surrounding buildings present external materials which are stone the application should be determined with similar materials.

The revised plans detail natural stone to the east and north elevations (replacing the waney edge timber boarding), render to the west elevation (with stone quoins), and render above the wall to the south elevation.

This is the applicants preferred solution as although it includes render the rendered wall is at the rear and has the stone wall behind it. If however the committee consider it more acceptable that the garage is entirely stone the applicant is open to accept such a recommendation.

As a result the plans list for the application should read as follows:

*This decision relates to the following plans received 18th September 2018:*

*Drawing Number: 2 - Proposed Site Plan*

*Plans received 14<sup>th</sup> January 2019:*

*Drawing Number: 1/1/A - Proposed Plan and Elevations*

Highways comments made 20<sup>th</sup> September 2018 have also been updated. The initial comments made stated the following:

*'It is therefore recommended that the application be approved subject to the following condition.'*

These comments have been amended to read as follows:

*'As a consequence there is no highway objection to the proposal subject to the following condition.'*



**BATH AND NORTH EAST SOMERSET COUNCIL**

**MEMBERS OF THE PUBLIC AND REPRESENTATIVES WISHING TO MAKE A STATEMENT AT THE MEETING OF THE DEVELOPMENT MANAGEMENT COMMITTEE ON WEDNESDAY 16 JANUARY 2019**

<b>PUBLIC FOOTPATHS LIST</b>			
1	Bath Racecourse, Lansdown, Bath	Keith Weller (Cotswold Voluntary Warden for Charlcombe Parish)	For (To share 3 minutes)
		Katie Stephens (Bath Racecourse/Applicant)	
		Cllr Geoff Ward (Local Ward Member)	For

<b>MAIN PLANS LIST</b>			
<b>ITEM NO.</b>	<b>SITE NAME</b>	<b>SPEAKER</b>	<b>FOR/AGAINST</b>
2	Land at Rear of 106 High Street, Dovers Lane, Bathford, Bath	Matt Back (on behalf of local residents)	Against
		Tony Phillips (Agent)	For
		Cllr Geoff Ward (Local Ward Member)	Against

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**BATH AND NORTH EAST SOMERSET COUNCIL**  
**DEVELOPMENT MANAGEMENT COMMITTEE**

**16th January 2019**

**SITE VISIT DECISIONS**

<b>Item No:</b>	001	
<b>Application No:</b>	18/03359/FUL	
<b>Site Location:</b>	6 Richmond Road, Beacon Hill, Bath, Bath And North East Somerset	
<b>Ward:</b> Lansdown	<b>Parish:</b> N/A	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Erection of replacement split level four bedroom dwelling and attached garage following demolition of existing two bedroom bungalow and garage.	
<b>Constraints:</b>	Article 4 HMO, Agric Land Class 3b,4,5, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, Policy CP9 Affordable Housing Zones, MOD Safeguarded Areas, Policy NE2A Landscapes and the green set, SSSI - Impact Risk Zones,	
<b>Applicant:</b>	Mr Robert McLuhan	
<b>Expiry Date:</b>	21st December 2018	
<b>Case Officer:</b>	Rae Mepham	

**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 Materials - Submission of Schedule and Samples (Bespoke Trigger)**

No construction of the external walls of the 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 approved details.

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.

**3 No Terrace/Balcony Use (Compliance)**

The roof area of the development hereby approved shall not be used as a balcony, terrace, roof garden or similar amenity area, other than the lined areas on the rear elevation as shown on drawing 004 A.

Reason: To safeguard the amenities of adjoining occupiers from overlooking and loss of privacy in accordance with Policy D6 of the Bath and North East Somerset Placemaking Plan.

#### **4 Details of Means of Enclosure (Compliance)**

No construction of the external walls of the development shall commence until details of the privacy screens have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of privacy and/or visual amenity in accordance with Policy D6 of the Bath and North East Somerset Placemaking Plan.

#### **5 Erection of Means of Enclosure (Compliance)**

The dwelling shall not be occupied until its associated screen walls/fences or other means of enclosure have been erected in accordance with the approved plans and thereafter retained.

Reason: In the interests of privacy and/or visual amenity in accordance with Policy D6 of the Bath and North East Somerset Placemaking Plan.

#### **6 Green Roof Details (Bespoke Trigger)**

Prior to the construction of the roof of the approved development a detailed specification of the proposed green roof shall be submitted to and approved in writing by the Local Planning Authority. These details shall include section drawings of the roof, a planting schedule, a timetable for implementation and a maintenance schedule. The green roof shall be implemented in accordance with the approved details prior to the occupation of the development or in accordance with the approved timetable for implementation.

Reason: To ensure the successful implementation of the green roof in the interests of preserving the character and appearance of the 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.

#### **7 Implementation of Wildlife Scheme (Pre-occupation)**

No occupation of the development hereby approved shall commence until a report produced by a suitably experienced ecologist confirming and demonstrating, using photographs where appropriate, implementation of the recommendations of the Bat Emergence/Activity Survey has been submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent ecological harm and to provide biodiversity gain in accordance with policy CP6 of the Bath and North East Somerset Core Strategy and policy NE.3 of the Bath and North East Somerset Placemaking Plan.

#### **8 Water Efficiency - Rainwater Harvesting (Pre-occupation)**

No occupation of the approved dwellings shall commence until rainwater harvesting or other methods of capturing rainwater for use by the residents (e.g. Water butts) has been provided.

Reason: In the interests of water efficiency in accordance with Policy SCR5 of the Placemaking Plan.

### **9 Water Efficiency (Compliance)**

The approved dwellings shall be constructed to meet the national optional Building Regulations requirement for water efficiency of 110 litres per person per day.

Reason: In the interests of water efficiency in accordance with Policy SCR5 of the Bath and North East Somerset Placemaking Plan.

### **10 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:

27 Jul 2018 006 STREET SCENES  
27 Jul 2018 001 LOCATION PLAN  
03 Oct 2018 004A PROPOSED PLANS  
08 Oct 2018 005 REV A PROPOSED ELEVATIONS  
16 Nov 2018 007 B REAR ELEVATIONS

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)

### **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.

<b>Item No:</b>	002	
<b>Application No:</b>	18/04168/FUL	
<b>Site Location:</b>	Long Byre, Barn Lane, Chelwood, Bristol	
<b>Ward:</b> Clutton	<b>Parish:</b> Chelwood	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Erection of detached double garage	
<b>Constraints:</b>	Bristol Airport Safeguarding, Clutton Airfield, Agric Land Class 1,2,3a, Coal - Standing Advice Area, Policy CP8 Green Belt, Policy CP9 Affordable Housing Zones, Listed Building, Policy M1 Minerals Safeguarding Area, SSSI - Impact Risk Zones, Policy ST8 Safeguarded Airport & Aerodro,	
<b>Applicant:</b>	Mr P Harrison	
<b>Expiry Date:</b>	20th December 2018	
<b>Case Officer:</b>	Hayden Foster	

**DECISION** Delegate to permit subject to advertising as a Departure.



**BATH AND NORTH EAST SOMERSET COUNCIL**  
**DEVELOPMENT MANAGEMENT COMMITTEE**

**16th January 2019**

**DECISIONS**

<b>Item No:</b>	01	
<b>Application No:</b>	16/04870/FUL	
<b>Site Location:</b>	Bidwell Metals Ltd, Chapel Road, Clandown, Radstock	
<b>Ward:</b> Radstock	<b>Parish:</b> Radstock	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Erection of 28 dwellings, public open space, a community building and ancillary works following the demolition of 2 buildings (REVISED DESCRIPTION)	
<b>Constraints:</b>	Affordable Housing, Agric Land Class 1,2,3a, Agric Land Class 3b,4,5, Coal - Standing Advice Area, Conservation Area, Contaminated Land, Forest of Avon, Housing Development Boundary, Public Right of Way, SSSI - Impact Risk Zones, Tree Preservation Order,	
<b>Applicant:</b>	Bidwell Metals Ltd	
<b>Expiry Date:</b>	21st January 2019	
<b>Case Officer:</b>	Tessa Hampden	

**DECISION REFUSE**

1 The absence of a completed Section 106 Agreement to secure on site affordable housing; targeted training and recruitment method statement and financial contributions; Chapel Road pedestrian works; financial contributions for the installation of fire hydrants; provision of parks and open spaces/amenity area and management mechanisms, and the provision of a community building results in the scheme being unacceptable and contrary to Policy CP13, ST7, LCR1, NE1 of the Bath and North East Somerset Placemaking Plan, Policy CP9 of the Core Strategy and the adopted Planning Obligations - Supplementary Planning Document 2015

**PLANS LIST:**

04 Aug 2017 13074/HTA\_3 REV B HOUSE TYPE A PLANS  
04 Aug 2017 13074/HTS\_1 HOUSE TYPE S ELEVATIONS  
04 Aug 2017 13074/HTS\_2 HOUSE TYPE S PLANS  
04 Aug 2017 13074/002 REV H SITE LAYOUT  
04 Aug 2017 13074/AFF REV B AFFORDABLE HOUSING LOCATIONS  
04 Aug 2017 13074/HTC\_2 REV B HOUSE TYPE C ELEVATIONS  
04 Aug 2017 13074/HTC\_3 REV B HOUSE TYPE C PLANS  
04 Aug 2017 13074/MAT REV B MATERIALS LAYOUT  
04 Aug 2017 13074/SCH04 REV B SCHOOL BUILDING PROPOSED PLANS  
05 Jul 2017 13074/002 REV F RETAINING WALL OFFSET

04 Jul 2017 13074/001 SITE LOCATION PLAN  
 03 Jul 2017 13074/COM\_1 REV A COMMUNITY BUILDING PLANS & ELEVATION  
 03 Jul 2017 13074/SCH03 REV A SCHOOL BUILDING, PROPOSED ELEVATIONS  
 03 Jul 2017 13074/WHO03 REV B WAREHOUSE BUILDING, PROPOSED PLANS  
 03 Jul 2017 13074/WHO04 REV B WAREHOUSE BUILDING, PROPOSED ELEVATIONS  
 03 Jul 2017 13074/001 REV B SITE LOCATION PLAN  
 05 May 2017 13047\_HTA\_01 HOUSE TYPE A ELEVATIONS  
 05 May 2017 13047\_HTA\_02 HOUSE TYPE A ALTERNATE ELEVATIONS  
 05 May 2017 13047\_HTA\_03 REV A HOUSE TYPE A FLOOR PLANS  
 05 May 2017 13047\_HTC\_1 REV A HOUSE TYPE C ELEVATIONS  
 05 May 2017 13047\_HTC\_2 REV A HOUSE TYPE C ALTERNATE ELEVATIONS  
 05 May 2017 13047\_HTC\_3 REV A HOUSE TYPE C FLOOR PLANS  
 05 May 2017 13047\_HTE\_1 HOUSE TYPE E ELEVATIONS  
 05 May 2017 13047\_HTE\_2 REV A HOUSE TYPE E FLOOR PLANS  
 05 May 2017 13047\_HTF\_1 HOUSE TYPE F ELEVATIONS  
 05 May 2017 13047\_HTF\_2 HOUSE TYPE F FLOOR PLANS  
 05 May 2017 13047\_SCH01 SCHOOL BUILDING EXISTING ELEVATIONS  
 05 May 2017 13047\_SCH02 SCHOOL BUILDING EXISTING PLANS  
 05 May 2017 13047\_SE01 REV A STREET ELEVATIONS  
 05 May 2017 13047\_WH01 REV A WAREHOUSE EXISTING PLANS & ELEVATION  
 05 May 2017 13074\_FOG\_01 FOG ELEVATIONS  
 05 May 2017 13074\_FOG\_02 FOG FLOOR PLANS  
 03 Oct 2016 13074\_SUB SUBSTATION PLANS AND ELEVATIONS

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)

<b>Item No:</b>	02
<b>Application No:</b>	18/02900/FUL
<b>Site Location:</b>	Land At Rear Of 106 High Street, Dovers Lane, Bathford, Bath
<b>Ward:</b> Bathavon North	<b>Parish:</b> Bathford <b>LB Grade:</b> II
<b>Application Type:</b>	Full Application
<b>Proposal:</b>	Erection of two storey, 3 bed dwelling
<b>Constraints:</b>	Agric Land Class 1,2,3a, Policy B4 WHS - Indicative Extent, Conservation Area, Policy CP9 Affordable Housing Zones, Housing Development Boundary, MOD Safeguarded Areas, Policy NE5 Ecological Networks, SSSI - Impact Risk Zones, Policy ST8 Safeguarded Airport & Aerodro,
<b>Applicant:</b>	Mr Tim Draper
<b>Expiry Date:</b>	18th January 2019
<b>Case Officer:</b>	Rae Mepham

**DECISION** Delegate to permit subject to Construction Management Plan condition requiring contractors parking and restrictions within school hours.

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