

NOTICE OF DECISION
Town and Country Planning Act 1990



urban design practice ltd
20 Amberey Road
Weston-super-Mare
BS23 3QL

Application Number
Category

15/P/2304/F
Full Planning
Permission

Application No: 15/P/2304/F
Applicant: Mr A Mackenzie
Site: Land at Accommodation Road, Bleadon, BS24 0AP
Description: Change of use of land from a mixed use of agriculture and seasonal car boot sales to use as a holiday lodge and caravan site

North Somerset District Council in pursuance of powers under the above mentioned Act hereby **GRANTS CONSENT** for the above development in accordance with the plans and particulars received and subject to the following condition(s):-

- 1 The development hereby permitted shall be begun before the expiry of three years from the date of this permission.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

LP001: Site Location Plan
EP002: Existing Site Plan
PP003B: Proposed Site Block Plan
Buckland 40' x 20' 2 bed X-Lounge, en suite, W/IW
Ardingly Lodge 40' x 20' 3 bed x lounge en suite
Ardingly Lodge 42' x 20' 3 bed lounge en suite
Ardingly Lodge 40' x 20' 2 bed x lounge en suite
Ardingly Lodge 42' x 20' 2 bed x lounge en suite
Ardingly Lodge 38' x 20' 3 bed x lounge en suite
Ardingly Lodge 38' x 20' 2 bed x lounge en suite
Ardingly Lodge 32' x 20' 2 bed x lounge en suite
Ardingly Lodge 34' x 20' 2 bed x lounge en suite
Ardingly Lodge 36' x 20' 3 bed x lounge en suite
Ardingly Lodge 36' x 20' 2 bed x lounge en suite
Matrix 40' x 22' 2 Double, 1 Single
Matrix Deluxe 36' x 22' 2 Double 1 Single
Matrix Deluxe 46' x 20' 2 Double 1 Twin
Chichester 42' x 14' 1 double 1 single x lounge en suite
Rochester 40' x 20' 2 bed en suite W/IW
Quindi Lodge 40' x 15' 2 bedroom
Quindi Lodge 42' x 15' 2 bedroom
Quindi Lodge 44' x 15' 2 bedroom

Quindi Lodge 45' x 15' 2 bedroom
Quindi Lodge 50' x 15' 2 bedroom
Canterbury 52' x 22' 2 Bed, Ens, W/I/W, Utility, Study
Bowmoor Lodge 40' x 20' 1 Double, 1 Twin, Ensuite & Utility
Grand Symphony 50' x 20' 2 bed, En-suite, W/I/W, Utility & Study
Grand Symphony 52' x 20' 2 bed, En-suite, W/I/W, Utility & Study
Grand Symphony 55' x 20' 2 bed, En-suite, W/I/W, Utility & Study
Grand Symphony 60' x 20' 2 bed, En-suite, W/I/W, Utility & Study

and the following documents:

Flood Risk Assessment received 25 September 2015
Transport Assessment received 25 September 2015
Application Supporting Statement received 25 September 2015

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 No more than 57 caravans or lodges in total shall be stationed on the land at any time.

Reason: To ensure that the development has a minimal impact on the landscape in order to comply with policies CS5 of the Core Strategy and DM10 of the Sites and Policies Plan Part 1 (as proposed to be modified January 2016).

- 4 The holiday lodges or caravans shall not be occupied as a person's sole or main place of residence. The lodges or caravans hereby permitted shall be used for the purpose of self-catering holiday accommodation and for no other purpose, including short term residential leases or any other purpose in Class C3 of the schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that Class in any statutory instrument amending, revoking and re-enacting that Order with or without modification). No caravan or lodge shall be occupied until details of a register of holiday bookings have been submitted to and agreed in writing by the local planning authority. A copy of the completed register in a format to be agreed with the local planning authority shall be sent to them on the 31 March each year and that records shall be made available for inspection by the Local Planning Authority as and when requested at any other time of the year.

Reason: To ensure that the holiday lodges/caravans are not occupied as primary residences in order to comply with policies H/8 of the North Somerset Replacement Local Plan (saved policy) and CS33 of the Adopted Core Strategy.

- 5 The finished surface of the proposed internal access roads together with any proposed improvements to rights of way within the site shall be constructed, finished and maintained in accordance with details to be submitted to and approved in writing by the local planning authority and no subsequent alterations shall be made to the construction or finish without the prior written permission of the local planning authority.

Reason: To ensure that the appearance and safety of the proposed driveways is acceptable in order to comply with policies GDP/3 & T/10 of the North Somerset Replacement Local Plan (saved policy) and DM32 & DM24 of the Sites and Policies Plan Part 1 (as proposed to be modified January 2016).

- 6 Before the commencement of development, a Landscaping and Ecological Management Plan shall be submitted to and approved in writing by the local planning authority. The Plan shall cover a ten year period and include measures for the establishment and management of semi-rural habitats within the site, including planting schedules and details of on-going management. This shall also include details of the design and planting of water bodies within the site, location of bird nesting and bat roosting features and other measures to maximise biodiversity interest, this shall include a timetable for management activities as well as a monitoring schedule.

Reason: To ensure that the development preserves and enhances the site's potential for habitat creation and enhancement in order to comply with policies ECH/11 of the North Somerset Replacement Local Plan (saved policy) and DM8 of the Sites and Policies Plan Part 1 (as proposed to be adopted January 2016).

- 7 No development shall commence until details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include: a plan showing all the existing boundary habitats including hedgerows, trees, scrub and grassland to be retained, with retention of the identified/proposed buffer zones and open space to provide continuous green corridors; proposed dark corridors; existing and proposed finished levels or contours; boundary treatments; vehicle parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures e.g. furniture, play equipment, refuse or other storage units, signs, etc.; proposed and existing functional services above and below ground e.g. drainage, power, communications cables, pipelines etc. indicating alignments, levels, access points, supports as relevant; water features; an implementation programme, including phasing of work where relevant. Details of soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with tree, plant and grass establishment); schedules of plants noting species, tree and plant supply sizes and proposed numbers/densities where appropriate.

All wildlife buffer zones shall be a minimum of 5.0 metres in width and these and the proposed dark corridors shall be demarked in a manner to be agreed prior to commencement of development. No lodges/caravan, hardstandings or other items shall be formed, placed or stored within these areas.

The landscaping works shall be carried out in accordance with the approved details before any part of the development is first occupied or in accordance with the agreed implementation/phasing programme. The completed scheme shall be managed and/or maintained in accordance with an approved scheme of management and/or maintenance.

All planting (retained or planted), seeding or turfing comprised in the approved details of landscaping which within a period of 10 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure that acceptable landscaping and ecological enhancement measures are incorporated into the scheme of development in order to comply with policies CS4, CS5 & CS12 of the Core Strategy, Policies GDP/3 & ECH/11 of the North Somerset

Replacement Local Plan (saved policy) and policies DM8 & DM32 of the Sites and Policies Plan Part 1 (as proposed to be modified January 2016).

- 8 All the trees and hedges shown on the landscaping plan as approved under condition 7 as "to be retained" and/or any trees whose canopies overhang the site shall be protected by strong fencing, the location and type to be previously approved in writing by the local planning authority. The fencing shall be erected in accordance with the approved details before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within any fenced area, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the local planning authority. In this condition "retained tree" means an existing tree that is to be retained in accordance with the approved plans and particulars.

Reason: To ensure that trees to be retained are adequately protected in accordance with policies CS12 of the Core Strategy, GDP/3 of the North Somerset Replacement Local Plan (saved policy) and DM32 of the Sites and Policies Plan Part 1 (as proposed to be modified January 2016).

- 9 Prior to the stationing of any caravan or lodge on the site, whether initially or as a replacement, full details of the caravan or lodge shall be submitted to the local planning authority for its approval. The details shall include the siting of the caravan/lodge, its dimensions, design and details of all external materials. The finished floor level shall be at least 0.5 metres above the existing ground level adjacent to the building. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed lodges are of a high quality of design in this sensitive landscape in order to comply with policies CS5 of the Core Strategy and DM10 of the Sites and Policies Plan Part 1 (as proposed to be modified January 2016).

- 10 No development shall commence until a drawing showing the location of the proposed parking spaces for each of the approved units has been submitted to and approved in writing by the local planning authority. No caravan/lodge shall be occupied until space/s has/have been laid out within the site in accordance with the approved drawing and that space shall thereafter be kept available at all times for the parking of vehicles by residents of the holiday lodges and shall not be used for any other purpose and no subsequent alteration shall be made without the prior written permission of the local planning authority.

Reason: to ensure that each lodge is provided with adequate parking space in accordance with policies T/6 of the North Somerset Replacement Local Plan (saved policy) and DM28 of the Sites and Policies Plan Part 1 (as proposed to be modified January 2016).

- 11 Details of the proposed reception building located at the entrance to the site, together with details of its detailed intended use in connection with the approved development, shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development and no subsequent alterations shall be made without the prior written permission of the local planning authority. The submitted details shall include floor plans, a section, elevations (noting the proposed external finishes) drawn at a scale of not less than 1:100 together with a site plan at a scale of not less than 1:200. The finished floor level shall be at least 0.5 metres above the existing ground level

adjacent to the building. The development shall be carried out in accordance with the approved details.

- 12 The proposed reception building shall not be used at any time for any purpose other than the provision of information, assistance and services to holiday makers resident on the site. At no time shall there be any residential use of the reception building or any entertainment or amplified music provided from this building or any other part of the lodge/caravan site hereby approved.

Reason: to ensure that the development does not have a significant impact on the living conditions of neighbours and that no permanent residential use becomes established on the site in accordance with policies CS3 & CS33 of the Adopted Core Strategy, Policy H/8 of the North Somerset Replacement Local Plan (saved policy), and DM32 of the Sites and Policies Plan Part 1 (as proposed to be modified January 2016).

- 13 No building, caravan or lodge hereby permitted shall be occupied until works for the disposal of sewage and surface water shall have been provided on the site to serve the development hereby permitted, in accordance with details that have first been submitted to and approved in writing by the local planning authority.

Reason: To ensure that the development is served by a satisfactory system of foul and surface water drainage and in accordance paragraph 17 and sections 10 and 11 of the National Planning Policy Framework, the Technical Guidance to the National Planning Policy Framework (March 2012), policy CS/3 of the North Somerset Core Strategy and DM1 of the Sites and Policies Plan Part 1 (as proposed to be modified January 2016).

- 14 No development shall commence until a watercourse maintenance plan has been submitted to and approved in writing by the local planning authority. The watercourses shall thereafter be managed in accordance with the plan unless any variation is first submitted to and approved by the local planning authority.

Reason: To ensure that the development is served by a satisfactory system of surface water drainage and in accordance paragraph 17 and sections 10 and 11 of the National Planning Policy Framework, the Technical Guidance to the National Planning Policy Framework (March 2012), policy CS/3 of the North Somerset Core Strategy and DM1 of the Sites and Policies Plan Part 1 (as proposed to be modified January 2016).

- 15 No development shall commence until a detailed lighting design has been submitted to and approved by the local planning authority. This shall set out details of all forms of temporary and permanent lighting provision proposed, including the type and location of the lights, existing and proposed lux levels and lighting contours. The lighting design shall provide for dark corridors along the hedgerows to be retained on site, to be restricted, between dusk and dawn, to a maximum light level not exceeding 1 lux. The external lighting shall be installed and operated in accordance with the approved details and shall not be varied without agreement in writing by the local planning authority.

Reason: to ensure that the lighting of the site does not have an unsatisfactory impact on protected species of Bat that may resort to the area in accordance with policies ECH/11 of the North Somerset replacement Local Plan (saved policy), policy CS4 of the Adopted Core Strategy and policy DM8 of the Sites and Policies Plan Part 1 (as proposed to be modified January 2016).

- 16 No buildings, external storage or structures, whether permanent or temporary shall be erected on the site unless otherwise agreed in writing with the local planning authority.

Reason: to ensure that the development does not have a unsatisfactory impact on the landscape in accordance with policies CS5 of the Adopted Core Strategy and policy DM10 of the Sites and Policies Plan Part 1 (as proposed to be modified January 2016).

- 17 Before the commencement of development a scheme for the prevention of pollution during the construction phase shall be submitted to and approved by the local planning authority. The scheme should include details of the following: site security, fuel delivery, storage, (including any temporary bunding) and use, a method statement as to how minor and major spillage of contaminants will be addressed (including the containment of silt/soil contaminated by run-off and the disposal of contaminated drainage), provision for the induction of all the workforce, including sub-contractors highlighting pollution prevention and awareness.

Reason: In order to ensure that adjoining watercourses are not polluted as a result of construction activity on site in accordance with policy CS3 of the Adopted Core Strategy.

- 18 Prior to the commencement of development a construction management plan shall be submitted to and approved in writing by the Local Planning Authority indicating the necessary works to connect any new surfacing of the access to the highway (which will necessitate partial road closure) can be undertaken in a safe manner. The work shall be implemented in accordance with the approved scheme.

Reason: to ensure that the works to improve the site access are undertaken without adversely affecting highway safety in accordance with policies T/10 of the North Somerset replacement Local Plan(saved policy) and policy DM24 of the Sites and Policies Plan Part 1 (as proposed to be modified January 2016).

- 19 Prior to the first occupation of the development hereby approved the applicant shall prepare for the future occupiers of the caravans/lodges a Flood Warning Evacuation Plan. This plan shall address the matters required pursuant to the advice in the Planning Practice Guidance. Once prepared the Flood Warning Evacuation plan shall be fully implemented and a complete copy kept within the caravans/lodges to which this decision relates to allow the plan to be inspected at any time.

Reason: To limit the risk of flooding by ensuring the provision of satisfactory means of flood management and incident response on the site in accordance with paragraph 17 and sections 10 and 11 of the National Planning Policy Framework, the Planning Practice Guidance and policy CS/3 of the North Somerset Core Strategy.

- 20 The proposed visitor car parking areas located at the entrance shall be provided for use prior to the occupation of the first of the caravan/lodges hereby approved. The approved parking areas shall thereafter be permanently retained and kept available for parking at all times.

Reason: In the interests of road safety and in accordance with policy CS10 of the North Somerset Core Strategy and policy T/10 of the North Somerset Replacement Local Plan (saved policies).

Advice note(s)

In dealing with the application we have worked with the applicant in a positive and proactive manner and have implemented the requirement in the National Planning Policy Framework (paragraph 187) by publishing local planning guidance on the council's website, offering pre-application written advice and publishing statutory consultee and neighbour comments on the council's website.

The Environment Agency advises that the proposal falls within Flood Zone 3 which is an area with a high probability of flooding, where the indicative annual probability of flooding is 1 in 100 years or less from river sources (i.e. it has a 1% or greater chance of flooding in any given year) or 1 in 200 years or less from tidal/coastal sources (i.e. a 0.5% or greater chance in any given year). The use of log cabins/timber lodges is the preferred building material for this style of site, as described in the Urban Design and Practice (Master planning plus Urban Design) Flood Risk Assessment document.

The Environment Agency confirms that the site lies within a Flood Warning area. They recommend the applicant contacts them on 0345 988 1188 to sign up for their free Flood line Warnings Direct service if you have not registered previously.

Foul drainage should be kept separate from clean surface water and roof water, and connected to the public sewerage system after conferring with the sewerage undertaker.

This permission should be read in conjunction with the associated outline planning permission and Section 106 Agreement.

For advice about how to comply with the conditions above visit www.n-somerset.gov.uk/planningconditions

Date: 4 July 2016

Signed 
Director of Development & Environment

Please use our [online contact form](#) on our website at www.n-somerset.gov.uk/contactplanning if you require further information on this decision.

NOTES RELATING TO A DECISION TO APPROVE PERMISSION

These notes are intended as helpful advice. PLEASE READ THEM CAREFULLY. Make sure everyone has a copy that needs it, including your builder or contractor.

Scope of this decision notice

This decision notice grants planning permission only. It should not be taken to imply that the scheme meets the requirements of any other agency that may be involved. Please make sure that you have obtained all the approvals you need before starting work. If you are in any doubt you should obtain professional advice.

Building Regulations

Before you start construction work you need to obtain separate approval under Building Regulations. You can contact the team on 01275 884550 or submit your application on our [website](#).

Conditions

This approval is subject to conditions. They are an integral part of the decision and are important because they describe how the council requires you to carry out the approved work or operate the premises. It is your responsibility to comply fully with them.

Please pay particular attention to those conditions that have to be met before work commences. There is a fee for requests for written confirmation that conditions have been complied with. Details of these fees can be found on our website at www.n-somerset.gov.uk/planningconditions. When sending us information please include the decision reference number and relevant condition number. Depending on the complexity of the issues involved it can take up to 12 weeks for conditions to be discharged. It is therefore important that you submit any required details to us early.

Appeals

If you are aggrieved by the decision of your Local Planning Authority to impose any of the conditions (or to only approve part of an application for Advertisement Consent), then you can appeal to the Secretary of State for the Environment in accordance with the provisions of Town and Country Planning Act 1990. If you want to appeal against your local planning authority's decision then you must do so **within 6 months** of the date of this notice.

Appeals must be made using a form, which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Alternatively, your appeal can be submitted electronically using the Planning Portal at www.planningportal.gov.uk/pes.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances that excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions imposed, having regard to the statutory requirements, to the provisions of a Development Order or to directions given under it. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Prepare for floods

If the scheme to which this approval relates is at risk of flooding you should prepare a flood plan to help keep people safe and protect your property. You can find out if your property is at risk of flooding and how to prepare a flood plan on the [Government's website](#). You should also sign up for [flood warnings](#).

Works which affect a Public Highway

Any works/events carried out by or for a developer which affects the public highway in any way must be co-coordinated in accordance with the New Roads and Street Works Act 1991 and the Traffic Management Act 2004 to minimize disruption to users. Developers are required to inform undertakers of their proposed works, to jointly identify any affected apparatus, and to agree diversion or protection measures and corresponding payment.

Developers are also required to liaise/seek permission of North Somerset Council's Street Works Section (01934 888802 or streetworks@n-somerset.gov.uk) at least one month in advance of the works and this must be in line with the requirements of the NRSWA 1991 and TMA 2004. The developer must endeavor to ensure that undertaker connections/supplies are coordinated to take place whenever possible at the same times using the same traffic management. It should be noted that where road closures or formal restrictions are required to undertake works, a minimum of three months' notice will be required.

Public Rights of Way

The grant of planning permission does not entitle developers to interfere or obstruct any public right of way (PROW). The obstruction of a PROW is an offence. If required an application can be made to North Somerset Council to divert the PROW and should be made well ahead of any development.

It is also an offence to drive a mechanically propelled vehicle without lawful authority on any PROW. The grant of planning permission should not be treated as a grant of lawful authority. Please contact the PROW Team for further advice on 01934 888802.

Changes to Plans:

Should you wish to change your plans for any reason, including the need to meet the requirements of other legislation (for example Building Regulations) it is important that you notify us (i.e. 'the planners') before carrying on with work. Amendments to your approved plans may require a fresh application and could even prove to be unacceptable. Details of how to seek formal approval of amendments to a planning approval can be found on our [website](#) or by visiting the planning portal.

Enforcement:

The council has powers to enforce compliance with planning permission and there are penalties for failure to comply. In cases where terms and conditions of planning permission are not adhered to and the Council finds it necessary to take enforcement action, it almost invariably results in delay and additional expense to the applicant. In extreme cases, it can mean that newly erected buildings have to be demolished.

Street Naming

When you receive consent for the building of new a development(s)/property or creating additional flats/units within an existing dwelling, for reasons of public safety and for the allocation of an official postal address, please contact the Street Naming and Property Numbering Section, Town Hall, Weston-super-Mare, BS23 1UJ; Tel: 01275 88761; email: strnames@n-somerset.gov.uk. Learn more on our [website](#).

Access to further information

Further guidance on Planning and Building regulation information and services can be accessed on our website and on the Planning Portal at www.planningportal.gov.uk.

We strongly encourage the submission of planning applications via the Planning Portal. We also provide an online planning service on our website that allows you to monitor and review all applications we receive. This can help you keep you up-to-date with planning matters in your area.

This publication is available in large print, Braille or audio formats on request. Help is also available for people who require council information in languages other than English. Please contact us using our www.n-somerset.gov.uk/contactplanning