

NOTICE OF DECISION  
Town And Country Planning Act 1990



Savills UK  
Embassy House  
Queens Avenue  
Bristol  
BS8 1SB

Application Number: 17/P/1138/O

Category: Outline Planning Permission

**Application No:** 17/P/1138/O  
**Applicant:** Mr Crow & Mrs Saunders  
**Site:** Land At The Junction Of Bleadon Hill And Bridgwater Road, Weston-Super-Mare  
**Description:** Outline application for the erection of up to 60 dwellings with associated public open space. All matters reserved for subsequent approval except highway and pedestrian access

North Somerset District Council in pursuance of powers under the above mentioned Act hereby **GRANTS OUTLINE PLANNING PERMISSION** for the above development in accordance with the plans and particulars received and subject to the following conditions:

- 1 Approval of the details of the layout, scale and appearance of the building(s) and the landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority, in writing before any development is commenced.  
  
Reason: The application was submitted as an outline application and in accordance with the provisions of Article 5 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).
- 2 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiry of three years from the date of this permission.  
  
Reason: In accordance with the provisions of Section 92 of the Town and Country Planning Act 1990.
- 3 The development hereby permitted shall be begun before the expiry of two years from the date of approval of the last of the reserved matters to be approved.  
  
Reason: In accordance with the provisions of Section 92 of the Town and Country Planning Act 1990.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans and documents and those to be approved under the conditions attached to this consent unless otherwise agreed in writing by the Local

Planning Authority.

Proposed site layout plan.no. 3210-020H.

Indicative site section no 3210-040

Access Plan no 3210-035.

Parameter plan no 3210-030.

Drawing ref. no 0694-020, proposed site access and associated improvements to footways, bus stops and pedestrian crossing.

Drawing ref. no 0694-019, proposed improvements to pedestrian refuge island.

Design and Access Statement dated April 2016 (as amended by the approved site layout plan.)

Environmental Noise Assessment dated 30/09/16.

Flood Risk Assessment and drainage strategy dated January 2017 (as amended by the approved details.)

Sustainability and energy statement rev A dated April 2017.

Arboricultural impact assessment dated April 2017.

Tree constraints plan and existing levels no 959-01.

Built Heritage Statement dated April 2017.

Ecological survey and report January 2016 and October 2017.

Illumination Impact Profile April 2017.

Horseshoe bat activity, protected species survey and Reptile mitigation strategy October 2016.

Archaeological assessment (January 2016), evaluation (October 2016) and geophysical survey April 2016

Topographic Survey no BM/755 rev A.

Landscape and visual impact assessment rev A dated March 2017 as amended by the approved site layout plan.

Site location plans no's 3210-010 rev B and 3210 002 rev B

Detailed desk top study rev A dated February 2016.

Habitat Regulations Appropriate Assessment dated May 2019.

Reason: For the avoidance of doubt and in the interest of proper planning and to ensure a high-quality development and protection of interests of acknowledged importance in accordance with policy DM32 of the North Somerset Sites and Policies Plan Part 1.

- 5 No more than 60 dwellings shall be built on the site pursuant to this planning permission.

Reason: The infrastructure and facilities for and impact of this development have been assessed on the basis of this number of dwellings in accordance with policy DM32 of the North Somerset Sites and Policies Plan Part 1 and policies CS32 and CS34 of the North Somerset Core Strategy.

- 6 The details to be submitted under condition 2 shall include the details for all public open space, equipped play area, wildlife corridors, tree protection buffers, central hedgerow protection buffers, SUDS schemes, and a phasing scheme for their delivery and all the following details:
- a) hard and soft structural landscaping;
  - b) a 5m buffer inside the site boundary adjacent to the hedge at the north, east and

- south boundaries within which no development shall take place;
- c) the design and surfacing of, and means of access to all public open space, public footpaths and rights of way;
- d) means of enclosure and boundary treatment and
- e) dog waste bins where required by the local planning authority.

The development shall be carried out in accordance with the approved details unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory and high-quality approach is taken to landscape, community facilities and open space design in accordance with policy DM32 of the North Somerset Sites and Policies Plan Part 1 and policy CS12 of the North Somerset Core Strategy

- 7 No development shall be commenced above ground level until sample panels of the materials to be used in the construction of the external surfaces of the buildings to which they relate have been constructed on site and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority. These details may be submitted for the whole, or part of a phase.

Reason: In the interests of the visual appearance of the area and in accordance with policy DM32 of the North Somerset Sites and Policies Plan Part 1 and policy CS12 of the North Somerset Core Strategy

- 8 Provisions for the storage of refuse shall be constructed and made available for use in accordance with details to be submitted and approved under the reserved matters consent before the occupation of each dwelling that they serve and thereafter shall be made permanently available for use for the storage of refuse only.

Reason: In the interests of the local environment and in accordance with policy DM32 of the North Somerset Sites and Policies Plan Part 1 and policy CS12 of the North Somerset Core Strategy.

- 9 The dwellings hereby approved shall not be occupied until measures to generate 15% of the on-going energy requirements of the use (unless a different standard is agreed) through micro renewable or low-carbon technologies have been installed and are fully operational in accordance with the reserved matters details that have been first submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved technologies shall be permanently retained unless otherwise first agreed in writing by the Local Planning Authority

Reason: In order to secure a high level of energy saving by reducing carbon emissions generated by the use of the building in accordance with Policies CS1 and CS2 of the North Somerset Core Strategy and policies DM6 and DM32 of the North Somerset Sites and Policies Plan Part 1

- 10 No dwelling shall be occupied until the roads, footpaths and turning spaces shown on the plans to be approved under reserved matters consent, have been constructed in such a manner that each dwelling, is served by a properly consolidated and surfaced

footpath and carriageway between the dwelling and the existing highway.

Reason: To ensure adequate access available for each occupier and in accordance with policy CS10 of the North Somerset Core Strategy and policy DM24 of the North Somerset Sites and Policies Plan Part 1

- 11 No dwelling shall be occupied until the highways footpath improvements, pedestrian crossing improvements and bus stop improvements have been carried out in complete accordance with the following approved plans, unless revised plans are approved as part of the reserved matters consents:
- o Drawing ref. no 0694-020, proposed site access and associated improvements to footways, bus stops and pedestrian cross, and
  - o Drawing ref. no 0694-019, proposed improvements to pedestrian refuge island.

Reason: In the interests of highways safety and to ensure that the matters specified are designed to the satisfaction of the Local Planning Authority and in accordance with policy CS10 of the North Somerset Core Strategy and policy DM24 of the North Somerset Sites and Policies Plan Part 1.

- 12 No dwelling shall be occupied until a vehicle-activated warning sign has been constructed in the A370 Bridgwater Road at the northern approach to the junction with Bleadon Hill in accordance with details to be first submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highways safety and to ensure that the matters specified are designed to the satisfaction of the Local Planning Authority and in accordance with policy CS10 of the North Somerset Core Strategy and policy DM24 of the North Somerset Sites and Policies Plan Part 1

- 13 Details to be submitted and approved under condition 2 shall include a Travel Plan which shall accord with the approved details, and which shall be fully implemented unless the Local Planning Authority gives written consent to any variation thereto.

Reason: To ensure the provision of safe and convenient forms of transport other than the motor car in the interests of sustainability and to provide the opportunity for employment for people without access to the private car in accordance with policies CS1, CS10 and CS30 of the North Somerset Core Strategy and policy DM26 of the North Somerset Sites and Policies Plan Part 1

- 14 No site clearance, preparatory work or development shall take place until a plan for the protection of the retained trees and hedges, and the site specific statements for working methods in relation to demolition, construction, landscaping in accordance with Sections 5 to 8 of British Standard BS5837: 2012 - 'Trees in relation to design, demolition and construction - recommendations' has been approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that no excavation, tipping, burning, storing of materials or any other activity takes place within this protective zone and in accordance with policies

CS4 and CS9 of the adopted North Somerset Core Strategy and policies DM10 and DM32 of the North Somerset Sites and Policies Plan Part 1 and the adopted supplementary planning document Biodiversity and Trees

- 15 All works comprised in the approved details of landscaping shall be carried out during the months of October to March inclusive following occupation of the buildings or completion of the development, whichever is the sooner.

Reason: To ensure as far as possible that the landscaping scheme is fully effective and in accordance with policy DM32 of the North Somerset Sites and Policies Plan Part 1 and policy CS 30 of the North Somerset Core Strategy

- 16 Trees, hedges and plants in any development phase shown in the landscaping scheme to be retained or planted, which during the development works or during a period of ten years following implementation of the landscaping scheme in that development parcel, which are removed without prior written approval from the Local Planning Authority or which die, become seriously diseased or damaged, shall be replaced in the first available planting season with other such species and size as are to be agreed with the Local Planning Authority.

Reason: To ensure as far as possible that the landscaping scheme is fully effective and in accordance with policy DM32 of the North Somerset Sites and Policies Plan Part 1 and policy CS 30 of the North Somerset Core Strategy

- 17 The reserved matters application shall include a water safety audit prepared by persons who are competent in water safety issues. The audit shall include measures to minimise public safety risks associated with the water body and the reserved matters applications shall incorporate those recommendations. The approved scheme shall be fully implemented prior to occupation of any dwelling unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of safety and good design in accordance with policy DM32 of the North Somerset Sites and Policies Plan part 1 and policy CS3 of the North Somerset Core Strategy

- 18 A Biodiversity Habitat and Green Open Spaces Management Plan shall be submitted and approved with the reserved matters to be submitted in accordance with condition 2. The Plan shall cover a ten-year period and include measures for establishment, enhancement and management of habitats and open spaces including ponds within the site, and public access thereto and shall include planting schedules and details of ongoing management. This shall include a timetable for management activities as well as a monitoring schedule. The plan should also detail the measures for the protection and enhancement of biodiversity, including those specifically for the benefit of European Protected Species, within the site and shall be fully implemented.

Reason: To comply with Policy CS4 of the adopted Core Strategy, policy DM24 of the North Somerset Sites and Policies Plan Part 1 and to comply with the Conservation of Habitats and Species Regulations 2010 (as amended).

- 19 No development shall commence until a Construction Environmental Management

Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of:

- i) the number and frequency of construction vehicle movements,
- ii) construction programme and operation hours,
- iii) the volume, type and nature of construction vehicles and routes to and from the site with distance details,
- iv) construction delivery hours and hours of site operation,
- v) car parking for contractors,
- vi) a risk assessment;
- vii) impact of construction traffic on the surrounding local highway network for network peak hours,
- viii) waiting/parking areas for HGV's,
- ix) safety measures including wheel washing;
- x) specific measures to be adopted to minimize and mitigate construction impacts on the environment (including effects of noise, dust, vibration, waste disposal, piling, ground works and rock removal, and infrastructure improvements if appropriate),
- vii) a detailed site traffic management plan to control traffic movements within the site during the construction phases,
- viii) a detailed working method statement to avoid/minimize impacts on protected and notable species and important habitats.
- ix) a plan showing measures for habitat protection and retention.

The approved Plan shall be implemented and adhered to at all times, unless any amendments are first agreed in writing with the Local Planning Authority.

Reason: To comply with the Conservation of Habitats and Species Regulations 2010 (as amended), the Wildlife and Countryside Act 1981 (as amended) and the NERC Act 2006 and to mitigate the impact of construction traffic during the construction period and in the interests of highway safety in the local and strategic road network in accordance with policies CS1, CS10 and CS30 of the North Somerset Core Strategy and policy DM24 of the North Somerset Sites and Policies Plan Part 1.

- 20 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any Order amending or revoking and re-enacting that Order, no garages shall be erected, other than those expressly authorised by this permission.

Reason: The Local Planning Authority wish to retain control over the erection of garages in order to maintain the integrity and appearance of this development and protect the living conditions of neighbours in accordance with policy DM32 of the North Somerset Sites and Policies Plan Part 1 and policy CS12 of the North Somerset Core Strategy

- 21 No above ground work shall take place until surface water drainage works have been implemented in accordance with details to have first been submitted to and approved in writing by the local planning authority. Before these details are submitted, an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in the National Planning Policy Framework, associated Planning Practice Guidance and the non-statutory technical standards for sustainable drainage systems, and the

results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the system shall be designed such that there is no surcharging for a 1 in 30-year event and no internal property flooding for a 1 in 100 year event + 40% allowance for climate change.

The submitted details shall:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site to greenfield run off rates and volumes, taking into account long-term storage, and urban creep and the measures taken to prevent pollution of the receiving groundwater and/or surface waters; and
- ii. include a timetable for its implementation, and
- iii. incorporate measures to manage surface water run off onto adjoining land.

Reason: To reduce the risk of flooding to the development from surface water/watercourses, and in accordance with policy CS3 of the North Somerset Core Strategy policy and policy DM1 of the North Somerset Sites and Policies Plan Part 1 (Development Management Policies).

- 22 No above ground work shall take place until details of the implementation, maintenance and management of the approved sustainable drainage scheme have been submitted to and approved, in writing, by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.

The details to be submitted shall include:

- a) a timetable for its implementation and maintenance during construction and handover; and
- b) a management and maintenance plan for the lifetime of the development which shall include details of land ownership; maintenance responsibilities/arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable urban drainage scheme throughout its lifetime; together with a description of the system, the identification of individual assets, services and access requirements and details of routine and periodic maintenance activities.

Reason: To reduce the risk of flooding and to ensure that maintenance of the SUDs system is secured for the lifetime of the development, and in accordance with policy CS3 of the North Somerset Core Strategy policy and policy DM1 of the North Somerset Sites and Policies Plan (Part 1- Development Management Policies).

- 23 The details submitted in accordance with condition 2 of this permission shall include plans and specifications showing how at least 17% of the proposed dwellings will be constructed in such a way that they are accessible and sufficient to meet the needs of occupants with differing needs, including disabled people, as well as being constructed to allow adaptation to meet the changing needs of the occupants over time. To achieve this requirement, the accommodation should meet the standards contained in the Building Regulations 2010, Approved Document Part M 'Access to and use of dwellings': M4(2) 'Accessible and adaptable dwellings'. No dwelling

specified in the submitted details as being constructed to meet this requirement shall be occupied until it has been constructed in complete accordance with the approved plans and specifications, unless amended plans and specifications have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure the provision of accommodation to adequately meet the needs of future occupants, including disabled people in accordance with policy CS2 of the North Somerset Core Strategy and policy DM42 of the North Somerset Sites and Policies Plan (Part 1).

- 24 No development shall take place within the site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the Local Planning Authority. The programme of archaeological work should provide a controlled watching brief during groundworks on the site, with provision for excavation of any significant deposits or features encountered and shall be carried out by a competent person or persons and completed in accordance with the approved written scheme of investigation.

Reason: To ensure that archaeological interests are properly dealt with in accordance with policy CS5 of the North Somerset Core Strategy and policy DM6 of the North Somerset Sites and Policies Plan (Part 1 - Development Management Policies). An agreed programme of archaeological work is required before any other development commences on site in order to set out and approve the method statement and ensure appropriate mitigation and contingency strategies are provided should significant remains be encountered during the watching brief

- 25 Notwithstanding the approved details no external lighting including streetlights shall be installed until details, including:

- (i) details of the type and location of the proposed lighting;
- (ii) existing lux levels affecting the site;
- (iii) the proposed lux levels; and
- (iv) lighting contour plans,

have been submitted to and approved in writing by the Local Planning Authority. Any external lighting shall be installed and operated in accordance with the approved details.

Reason: To reduce the potential for light pollution in accordance with Policy CS3 of the North Somerset Core Strategy and to protect bat habitat in accordance with the Conservation of Habitats and Species Regulations 2017, Wildlife and Countryside Act 1981 (as amended), policy CS4 of the North Somerset Core Strategy and policy DM8 of the North Somerset Sites and Policies Plan (Part 1)

- 26 No development shall commence until a detailed method statement which includes:
- (i) measures to avoid killing or injuring reptiles during construction; and
  - (ii) to provide mitigation for such species if they are found during construction
- has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall be carried out in accordance with these



approved details.

Reason: To ensure reptiles are safeguarded during construction in accordance with the Wildlife and Countryside Act 1981 (as amended), policy CS4 of the North Somerset Core Strategy and policy DM8 of the North Somerset Sites and Policies Plan (Part 1). The details are required prior to commencement of development in order to ensure that protected species are not harmed during construction.

- 27 No dwellings hereby permitted shall be occupied until an equipped play area has been constructed in accordance with details that have first been submitted to and approved, in writing, by the Local Planning Authority. Thereafter the play area shall be permanently retained and shall not be used for any purpose other than as a play area.

Reason: To ensure that an appropriate play area is provided and in accordance with policies CS26 and CS27 of the North Somerset Core Strategy

- 28 Prior to the commencement of any development of a reserved matters area adjacent to the railway line a min 1.6m high trespass resistant fence shall be erected parallel to and adjacent to the railway land boundary in accordance with details to be first submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of safety and good design in accordance with policy DM32 of the adopted Development Management Sites and Policies Plan part 1 and policies CS3 and CS30 of the North Somerset Core Strategy.

- 29 No development shall commence until a scheme to protect the adjacent railway line from construction and impacts from the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall:
- i) retain the existing railway fence in situ;
  - ii) ensure no buildings are constructed within 2 metres of the site boundary with the railway land;
  - iii) demonstrate that no additional or increased surface water shall be discharged from the development site into Network Rail land/culvert or drains;
  - iv) include proposals to ensure no construction materials or debris will encroach or be blown onto Network Rail land;
  - v) include proposals to ensure no construction or works, including cranes and piling activities, undermines or encroaches onto Network Rail land or airspace;
  - vi) demonstrate that all existing accesses to Network Rail land are retained and will remain clear;
  - vii) show that all new trees are sited clear of Network Rail land.

The approved scheme shall be fully implemented at all times before, during and after construction operations.

Reason: In the interests of safety and good design in accordance with policy DM32 of the adopted Development Management Sites and Policies Plan part 1 and policies CS3 and CS28 of the North Somerset Core Strategy

- 30 The details to be submitted under condition 2 shall include visitor vehicle parking provision located outside specific plots at a rate of 0.2 spaces per dwelling.

Reason: In the interests of highways safety and to ensure that the matters specified are designed to the satisfaction of the Local Planning Authority and in accordance with policy CS10 of the North Somerset Core Strategy and policy DM24 of the North Somerset Sites and Policies Plan Part 1.

- 31 No dwelling shall be occupied until a public footpath has been constructed through the site to link the existing path at Devil's Bridge to the public footpath at Bleadon Hill in accordance with details to be first submitted and approved under condition no 2.

Reason: In the interests of highways safety and to ensure that the matters specified are designed to the satisfaction of the Local Planning Authority and in accordance with policy CS10 of the North Somerset Core Strategy and policy DM24 of the North Somerset Sites and Policies Plan Part 1.

### Advice Notes:

- 1 Positive and proactive statement: In dealing with the application we have worked with the applicant in a positive and proactive manner and have implemented the requirement in section 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, 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.
- 2 Associated Legal Agreement(s): This decision notice must be read in conjunction with the terms of the Legal Agreement(s) of the same date. You are advised to satisfy yourself that you have all of the relevant documentation.
- 3 Samples of materials: Please note that all samples of materials should normally be left on site for inspection and not brought into the council offices. The applicant should inform the council, in writing, when the materials are ready for inspection and where they can be found on site. In addition this letter should include a full description of the materials and refer to the reference number of this decision notice.  
  
For further advice about providing samples of materials, please refer to [www.n-somerset.gov.uk/materialsconditions](http://www.n-somerset.gov.uk/materialsconditions)
- 4 Protected species - bats: Please note that bats are protected under the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981 (as amended). This includes bats and places used as bats roosts, whether bats are present at the time or not. If live bats or evidence of bats is unexpectedly found during the course of works, all works must cease and Natural England must be contacted immediately (0300 060 3900).
- 5 Protected trees: You are reminded that it is an offence to carry out work or fell trees which are protected by a Tree Preservation Order without written consent from the Local Planning Authority or which are within a Conservation Area which are 7.5cm in diameter or over measured at 1.5m above ground without giving 6 weeks' written notice.

- 6 Works in the highway: The works within the highway in association with this development will require the developer to enter into a section 278 Agreement under the Highways Act 1980). The developer is advised to make early contact with the highways officer (Mr W Hole 01934 426707) so that the processing of the order does not impede the implementation of planning consent. The developer will be required to agree to the specification of the works, meet the council's costs in the drawing up of the order, provide a bond or cash equivalent and meet the council's inspection charges.
- 7 Works in the highway: Under section 184 of the Highways Act 1980, any new works within the highway boundary must be to the council's specification and prior to any works, the developer must arrange with the council's Streets & Open Spaces Highway Maintenance Team (01275 888802) for the approval of the works within the highway. Such approval is required regardless of any other permissions or consents (e.g. planning permission) that may be granted by the council.
- 8 Works in the highway: This development includes highways and street lighting which will be offered for adoption as public highways. The developer's attention is drawn to the need for a section 38 agreement under the Highways Act 1980 and that no works of construction on the affected roads should be carried out prior to the agreement being in place. Failure to have the agreement in place prior to the commencement of works may prejudice the adoption or result in additional expense in relation to the confirmation of the construction details of the works.

**For advice about how to comply with the conditions above visit [www.n-somerset.gov.uk/planningconditions](http://www.n-somerset.gov.uk/planningconditions)**

Date: 22 July 2019

Signed:



Director of Development & Environment

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

**IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ACCOMPANYING THIS NOTICE**

## NOTES RELATING TO A DECISION TO GRANT PLANNING 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.

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### 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](http://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 our decision to impose any of the conditions, 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 our decision then you must do so within 6 months [12 weeks if this is a decision to refuse planning permission for a shopfront proposal or a minor commercial application] 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.gov.uk/appeal-planning-inspectorate](http://www.gov.uk/appeal-planning-inspectorate).

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-ordinated 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](mailto: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.

If the applicant was the Local Authority and the application was made under regulation 3 of the Town and Country Planning General Regulations 1992 (as amended) then this permission enures only for the benefit of the Local Authority and such other person as was specified in the application.

### **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](mailto: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.co.uk](http://www.planningportal.co.uk).

