

NOTICE OF DECISION
Town and Country Planning Act 1990



RR Planning Ltd
82a Otley Road
Headingley
Leeds
LS6 4BA

Application Number
Category

14/P/0687/O
Outline Planning
Permission

Application No: 14/P/0687/O
Applicant: Marshalls Mono Ltd
Site: Bleadon Quarry, Bridge Road, Bleadon, BS24 0AT
Description: Outline planning for a mixed use scheme of 42 No. dwellings and 500sq.m of Use Classes A2, B1 and D1 floor space with details of access for approval; with landscaping, layout, scale and appearance to be reserved for subsequent approval

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 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.

- 2 The development hereby permitted shall be begun either before the expiry of five years from the date of this permission, or before the expiry of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

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

- 3 Approval of the details of the siting, design and external appearance of the buildings, 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 unless otherwise agreed in writing by the Local Planning Authority.

Reason: The application was submitted as an outline application in accordance with the provisions of Article 3 of the Town and Country Planning (General Development Procedure) Order 1995 and in accordance with Policy of the North Somerset Replacement Local Plan.

- 4 The development hereby permitted shall, unless otherwise subsequently agreed by the Local Planning Authority in writing, be carried out in accordance with the following supporting documents and approved plans:
1506/PC2/05, 08, 09, 10A, 11A and 12A.
Site Plan.
Highways Works Plan SCP/13906/F01

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

- 5 No building shall be occupied until the layout and alignment of the proposed access roads, driveways, footpaths, vehicle manoeuvring, turning spaces, car parking spaces, to serve the development have been constructed in accordance with detailed plans to be submitted to and approved as part of the reserved matters application. And the first dwelling shall not be occupied until the existing access to the site on Bridge Road has been permanently stopped up in accordance with details that have been submitted to and approved in writing by the local planning authority. Once constructed, these facilities shall be retained at all times.

Reason: To ensure adequate vehicle and pedestrian access, as well as adequate turning and parking space is available at all times to serve each development before it is occupied, in accordance with Policies DM24 and DM28 the North Somerset Council's Sites and Policies Plan Part 1.

- 6 Before the Bridge Road access is first brought into use, the area between the nearside carriageway edge and lines drawn between a point 2.4m back from the carriageway edge along the centre line of the access and points on the carriageway edge 35.0m from and on both sides of the centre line of the access, shall be cleared of obstruction to visibility at and above a height of 0.6m above the nearside carriageway level, and thereafter maintained free of obstruction at all times.

Reason: In the interests of road safety and in accordance with Policy CS10 of the North Somerset Core Strategy and Policy DM24 the North Somerset Council's Sites and Policies Plan Part 1.

- 7 No dwelling shall be occupied until the approved parking spaces and/or garage have been provided for, together with vehicular access thereto. The internal footprint measurements for the garages shall be no less than 3.1 x 7.0 metres. The access and parking spaces shall be used for no other purpose.

Reason: In the interests of highway and pedestrian safety and in accordance with Policies DM24 and DM32 the North Somerset Council's Sites and Policies Plan Part 1.

- 8 The approved rear parking and manoeuvring facilities to Magnolia Cottage, Quarry House, The Poplars and Laurel House shall be provided for, together with vehicular access thereto prior to occupation of the first dwelling. Thereafter, these parking areas shall be retained and maintained for the duration of use by these properties, and shall not be used for any other purpose whatsoever.

Reason: To ensure that satisfactory provision is made for the parking of vehicles off the highway at all times in order to maintain the site access visibility splay in the interests of highway safety in accordance with Policies DM24 and DM32 the North Somerset Council's Sites and Policies Plan Part 1.

- 9 Prior to any reserved matters approval, details of an overarching surface water drainage strategy shall be submitted to and agreed in writing by the Local Planning Authority and include:-
- i. Sustainable drainage principles
 - ii. details of phasing of surface water drainage infrastructure and works, including source control measures
 - iii. full operation and surface water maintenance strategy including the ownership, operational and maintenance arrangement for the works over the lifetime of the scheme.

The drainage works shall be completed in accordance with the details and timetable agreed unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that drainage capacity not increased in accordance with paragraph 17 and sections 10 and 11 of the National Planning Policy Framework, the Technical Guidance to the National Planning Policy Framework (March 2012) and policy CS/3 of the North Somerset Core Strategy.

- 10 No development approved by this permission shall be commenced until a scheme for the disposal of foul water has been approved by the Local Planning Authority unless otherwise agreed in writing with the Local Planning Authority. The approved scheme shall be implemented in accordance with a programme to be submitted to and approved by the Local Planning Authority before any development commences.

Reason: To prevent pollution of the water environment in accordance with paragraph 17 and sections 10 and 11 of the National Planning Policy Framework, the Technical Guidance to the National Planning Policy Framework (March 2012) and Policy CS/3 of the North Somerset Core Strategy.

- 11 No development shall take place until details of a landscaping scheme for the site including landscaping to the rock fall bunding areas and existing and proposed ground levels have been submitted to and approved, in writing, by the Local Planning Authority.

Reason: To ensure that a satisfactory landscaping scheme is prepared and in accordance with Policy DM32 the North Somerset Council's Sites and Policies Plan Part 1.

- 12 No development shall commence until protective fencing has been erected around existing trees to be retained. Unless otherwise specified the fencing shall be 1.2m high and consist of chestnut pale fencing or chain link fencing supported by a scaffold framework braced or driven into the ground to resist impacts. Unless otherwise specified the fencing shall be erected at 1m beyond the canopy spread or at a distance equal to half the height of the tree, whichever is greater. This fencing shall remain in place during site works. The local planning authority is to be advised prior to development commencing of the fact that the tree/hedge protection measures as required are in place and available for inspection.

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 Policy DM32 the North Somerset Council's Sites and Policies Plan Part 1.

- 13 All works comprised in the approved details of landscaping should be carried out during the months of October to March inclusive following completion of the dwellings.

Reason: To ensure that a satisfactory landscaping scheme is implemented in accordance with Policy DM32 the North Somerset Council's Sites and Policies Plan Part 1.

- 14 Trees, hedges and plants shown in the landscaping scheme to be retained or planted which, during the development works or a period of ten years following full implementation of the landscaping scheme, are removed without prior written consent from the Local Planning Authority or die, become seriously diseased or are damaged, shall be replaced in the first available planting season with others of such species and size as the Authority may specify.

Reason: To ensure as far as possible that the landscaping scheme is fully effective and in accordance with Policy DM32 the North Somerset Council's Sites and Policies Plan Part 1.

- 15 No development above proposed ground levels shall commence until materials are agreed and samples and/or sample panels of their respective exterior building materials have been provided on the site and have been approved in writing by the Local Planning Authority. The materials to be used in the development shall be in strict accordance with those approved and no other material shall be used unless the Local Planning Authority has first approved it in writing.

Reason: To ensure that materials to be used are acceptable and in accordance with Policy DM32 the North Somerset Council's Sites and Policies Plan Part 1.

- 16 No development shall be commenced until details indicating the boundary treatment, including front boundary treatment for The White House and Mulberry Villa, has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved details shall be completed before the dwellings are occupied.

Reason: To ensure that a satisfactory scheme of boundary treatment is agreed and implemented and in accordance with Policy DM32 the North Somerset Council's Sites and Policies Plan Part 1.

- 17 No external and street lighting within the site shall be installed until details of such lighting and the timing of installation have been submitted to and approved in writing by the Local Planning Authority. The approved lighting thereafter shall be installed shall accord with those details to be approved.

Reason: To prevent light pollution in accordance with Policy CS3 of the North Somerset Council Core Strategy.

- 18 No development shall take place until additional ecological survey work has been carried out prior to the demolition of the buildings on site particularly the buildings adjoining Bridge Road. In addition, ecological mitigation and enhancement works for the whole site shall be carried out prior to first occupation in accordance with the recommendations of the ecological surveys submitted with the application unless otherwise agreed in writing by the Local Planning Authority

Reason: To ensure that ecological mitigation is carried out to an acceptable methodology

and standard, in accordance with Policies DM8, DM9 and DM10 of the North Somerset Council's Sites and Policies Plan Part 1.

- 19 No construction works, including the movement of construction or delivery vehicles to or from the site, shall take place outside 08:00 hours to 18:00 hours Mondays to Fridays (excluding public holidays) and 09:00 to 13:00 hours on Saturdays unless otherwise agreed in writing by the Local Planning Authority.

Reason: To minimise the potential for disturbance to local residents and customers of the adjoining caravan park, in accordance with Policy CS3 of the North Somerset Council Core Strategy.

- 20 Details of measures to be taken to prevent spoil/mud from vehicles leaving the site during construction works being deposited on the public highway shall be submitted to and be approved, in writing, by the Local Planning Authority before development commences. The measures agreed shall be retained and fully used for the duration of the construction period.

Reason: In the light of the need to import substantial quantities of soil to provide a growing medium for gardens and landscaped areas on the rock bed it is necessary to prevent spoil/mud being deposited on the surrounding roads in accordance with Policy DM24 of the North Somerset Council's Sites and Policies Plan Part 1.

- 21 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the LPA) shall be carried out until the developer has submitted a remediation strategy to the LPA detailing how this unsuspected contamination shall be dealt with and obtained written approval from the LPA. The remediation strategy shall be implemented as approved.

Reason: To ensure the proposed development will not cause pollution or harm to public health in accordance with Policy CS3 of the North Somerset Council Core Strategy.

- 22 The employment units (Use Classes A2, B1 or D1) shall not be occupied until a Sustainable Travel Plan, which sets out strategic measures that seeks to reduce the number of single occupier vehicle trips to and from the site, has been submitted to and approved by the Local Planning Authority. The approved travel plan shall thereafter be implemented in accordance with its recommendations, unless otherwise agreed, and shall thereafter be reviewed to the satisfaction of the Local Planning Authority.

Reason: In order to reduce the number of single occupier vehicle trips to and from the site in compliance with locational and sustainable policies contained in National Planning Guidance and Policy DM26 of the North Somerset Council's Sites and Policies Plan Part 1.

- 23 No dwelling shall be occupied until plans have been submitted to and approved of the Local Planning Authority showing full details of bird and bat boxes to be provided around the site. The agreed details shall thereafter be installed before prior to the completion of the development.

Reason: In the interests of ensuring that there is no net loss of biodiversity in the area in accordance with Policies DM8, DM9 and DM10 of the North Somerset Council's Sites and Policies Plan Part 1.

- 24 The developer shall notify the Council not less than seven days before the initial excavations are due to commence and shall afford access at all times to any archaeologist nominated by the Local Planning Authority, and allow him or her to observe the initial excavations and record items of interest and finds.

Reason: So that records may be made before the archaeological remains are affected by the development and in accordance with paragraphs 128 and 169 of the National Planning Policy Framework, policy CS5 of the North Somerset Core Strategy and Policy CS5 of the North Somerset Core Strategy and Policy DM6 of the North Somerset Council's Sites and Policies Plan Part 1.

- 25 The dwellings shall be provided with a water storage butt and composter prior to occupation unless details of proposed exceptions have first been supplied to and approved by the Local Planning Authority.

Reason: The Local Planning Authority wish to encourage sustainable water storage and recycling initiatives in line with Government Policy and in accordance with Policy DM32 of the North Somerset Council's Sites and Policies Plan Part 1.

- 26 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
- (i) the parking of vehicles of site operatives and visitors
 - (ii) loading and unloading of plant and materials
 - (iii) storage of plant and materials used in constructing the development
 - (iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 - (v) wheel washing facilities
 - (vi) measures to control the emission of dust and dirt during construction
 - (vii) a scheme for recycling/disposing of waste resulting from demolition and construction works
 - (viii) measures to control noise from works on the site.

Reason: In order to preserve the living conditions of nearby residents as required by Policy CS3 of the North Somerset Core Strategy 2012.

- 27 The dwellings hereby approved shall not be occupied until measures to generate 15% (less if agreed with the local planning authority) of the energy required by the use of the development (measured in carbon) through the use of micro renewable or low-carbon technologies have been installed on site and are fully operational in accordance with 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 dwellings and in accordance with paragraph 17 and section 10 of the National Planning Policy Framework and policies CS1 and CS2 of the North Somerset Core Strategy.

- 28 All dwellings hereby approved shall be constructed to Code Level 3 of the Code for Sustainable Homes. A copy of the Post Construction Review Report undertaken by a licensed BREEAM assessor and a copy of the Final Code Certificate issued by the Building Research Establishment (BRE) for each dwelling shall be submitted to the Local Planning Authority on completion of the development.

Reason: In the interests of promoting good design and sustainable construction and in accordance with paragraph 17 and section 10 of the National Planning Policy Framework and Policies CS1 and CS2 of the North Somerset Core Strategy.

- 29 Not more than 30 dwellings shall be occupied before the play area totaling a minimum of 800m² 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 in accordance with Policy CS27 of the North Somerset Core Strategy.

- 30 The basic shell of the five employment units (Use Classes A2, B1 and D1) totaling a minimum footprint of 500m² shall be constructed and made available in accordance with details and specifications to be submitted to and approved by the Local Planning Authority prior to the 30th dwelling being occupied.

Reason: In the interests of promoting the units and sustainable construction and in accordance with paragraph 17 and section 10 of the National Planning Policy Framework and policies CS1 and CS2 of the North Somerset Core Strategy.

- 31 No development shall be commenced until a marketing strategy for the approved employment units have been submitted to and approved by the Local Planning Authority. The written and approved marketing strategy shall be implemented prior to commencement of development of the proposed employment units and six monthly updates on the progress of the marketing shall be provided to the Local Planning Authority until the units are fully developed.

Reason: In the interests of promoting and marketing the employment units in accordance with paragraph 17 and section 10 of the National Planning Policy Framework and policies CS1 and CS2 of the North Somerset Core Strategy.

- 32 Prior to the commencement of development, a scheme for geotechnical monitoring and management of the rock faces, and who will be responsible for this work, shall be submitted to and approved by the Local Planning Authority. The scheme shall demonstrate how the monitoring and management will continue throughout the life of the quarry faces together with appropriate revisions to be made to management and/or slope geometry should stability considerations necessitate them. The approved scheme shall thereafter be implemented in accordance with its recommendations to the satisfaction of the Local Planning Authority.

Reason: In order to manage and reduce the risk of rock falls around the site in the interests of public safety in compliance with Policy CS3 of the North Somerset Replacement Core Strategy.

- 33 No development shall take place on the site until a detailed site development project plan setting out key milestones in the development, including site preparation, plot commencements, installation of street lights, submission of drawings for approval in principle to structures and open spaces and play equipment, and land drainage consents, and relates them to proposed dates for adoptions of each element has been submitted to and approved by the Local Planning Authority. The development shall proceed in accordance with this timetable unless any variations have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway and pedestrian safety and in accordance with Policies DM24 and DM32 of the North Somerset Council's Sites and Policies Plan Part 1.

- 34 The proposed Mulberry Lane footpath shall be constructed in such a manner, together with a controlled access to be provided at the entrance of Mulberry Lane to prevent non-resident vehicular traffic and signage, as to ensure that the development, before it is brought into use, shall be served by a properly consolidated and surfaced footpath between the development and existing highway in accordance with details to be submitted to and approved by the Local Planning Authority.

In addition, the proposed hillside footpath shall be constructed in such a manner, together with handrails and signage, as to ensure that the development, before it is brought into use, shall be served by a properly consolidated and surfaced and stepped-footpath between the development and existing public footpath in accordance with details to be submitted to and approved by the Local Planning Authority. Both accesses shall be open and fully operational prior to the occupation of the first dwelling.

Reason: To ensure that the development is served by an adequate means of access and in accordance with Policy CS10 of the North Somerset Core Strategy and Policy DM24 of the North Somerset Council's Sites and Policies Plan Part 1.

- 35 Before the dwellings are first occupied, new resident's welcome packs shall be issued to purchasers which should include information of bus and train timetable information, information giving examples of fares/ticket options, information on cycle routes, a copy of the Travel Smarter publication, car share, car club information etc., together with complimentary bus tickets for each household member to encourage residents to try public transport. The content of such packs shall have been approved in writing by the Local Planning Authority.

Reason: In the interests of sustainable development and in accordance with Policy DM32 the North Somerset Council's Sites and Policies Plan Part 1.

- 36 No more than 42 dwelling shall be constructed on the site.

Reason: In order to ensure that the development does not have the effect of overloading Bridge Road in accordance with Policy DM24 of the North Somerset Council's Sites and Policies Plan Part 1.

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.

Date: 08 August 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