

## NOTICE OF DECISION

Town And Country Planning Act 1990



Mr Mark Wiltshire  
Western Building Consultants Ltd  
Western House  
2 Rush Hil  
Bath  
BA2 2QH

Application Number: 21/P/0786/FUL

Category: Full application

**Application No:** 21/P/0786/FUL  
**Applicant:** Stephen Bishop  
**Site:** Wallflower House, 30 Coronation Road, Bleadon, Weston-super-Mare  
**Description:** Demolition of existing dwelling and outbuildings, erection of 2 no. two storey dwellings, detached garages and associated works.

North Somerset District Council in pursuance of powers under the above mentioned Act hereby **GRANTS PERMISSION** 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 and documents:

Plans:

Site Location Plan drg. no. (2)001 dated 18/11/2019

Existing & Proposed Site Plans drg. no. (2)002 dated 18/11/2019

Existing Street Elevations Proposed Street Elevations drg. no. (3)010 dated 07/04/2021

Proposed Revised Block Plan drg. no. : (3)018 Rev H received 30/09/2021

Proposed First Floor Block Plan drg. no. (3)001 Rev A received 31/08/2021

Proposed Ground Floor Plan Unit A drg. no. 3)002 Rev A received 31/08/2021

Proposed First Floor Plan Unit A drg. no. 3)003 Rev A received 31/08/2021

Proposed Front Elevation Unit A drg. no. 3)004 Rev B received 24/09/2021

Proposed Rear Elevation Unit A drg. no. 3)005 Rev B received 24/09/2021

Proposed Side Elevation (South) Unit A drg. no. 3)006 Rev B received 24/09/2021

Proposed Side Elevation (North) Unit A drg. no. 3)007 Rev B received 24/09/2021

Proposed Wallflower House and Unit A Garage - Plans and Elevations drg. no. (3)008

dated 15/09/2020

Proposed Ground Floor Plan Unit B drg. no. (3)011 dated 21/05/2020

Proposed First Floor Plan Unit B drg. no. (3)012 Rev A received 31/08/2021

Proposed Front Elevation Unit B drg. no. (3)013 Rev A received 24/09/2021

Proposed Rear Elevation Unit B drg. no. (3)014 Rev B received 24/09/2021

Proposed Side Elevation (South) Unit B drg. no. (3)015 Rev A received 24/09/2021

Proposed Side Elevation (North) Unit B drg. no. (3)016 Rev A received 24/09/2021

Proposed Wallflower House and Unit B Garage - Plans and Elevations drg. no. (3)017 dated 15/09/2020

Proposed Street Elevations drg. no. (3)019 dated 20/05/2021

Proposed Viability Splay drg. no. (3)009 dated 21/05/2020

Documents:

Design and Access Statement dated 06/03/2021

Independant Damp & Timber Survey Report Ref: TW2210/21 dated 21/01/2021

Heritage Statement dated 06/03/2021

Level 2 Historic Building Record dated 17/04/2021

Bat Survey - Preliminary Roost Assessment Issue 1 dated 02/03/2020

Ecological Response Report Received 09/09/2021

Energy & Sustainability Statement dated March 2021

Construction Environmental Management Plan dated 27/06/21

Arboricultural Impact Assessment & Tree Protection Plan dated 16/08/2021

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

- 3 The materials to be used in the development hereby permitted shall be in complete accordance with the approved plans and specifications unless details of any alternative material have first been submitted to and approved, in writing, by the Local Planning Authority.

Reason: To ensure that the materials to be used are acceptable in order to maintain the character and appearance of the building and those of the surrounding area, and in accordance with policy CS12 of the North Somerset Core Strategy and policies DM32 and DM37 of the North Somerset Sites and Policies Plan (Part 1).

- 4 The development hereby approved shall be carried out in strict accordance with the approved Level 2 Historic Building Record dated 17/04/2021, unless revised details have first been submitted to and approved, in writing, by the Local Planning Authority

Reason: The building is of historic significance, and should be preserved by record, having regard to policy CS5 of the North Somerset Core Strategy and policy DM7 of the North Somerset Sites and Policies Plan (Part 1).

- 5 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.

- 6 The finished floor, ground and ridge height levels shall not exceed those shown on the approved plans.

Reason: In order to ensure that the height of the development is appropriate in the interests of the character and appearance of the area and the living conditions of neighbouring residents and in accordance with policy CS12 of the North Somerset Core Strategy, policy DM32 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Residential Design Guide SPD (Section 1: Protecting living conditions of neighbours).

- 7 The development hereby permitted shall not be carried out except in accordance with the approved Arboricultural Impact Assessment & Tree Protection Plan dated 16/08/2021.

Reason: To ensure that the trees to be retained are not adversely affected by the development, in the interests of the character and biodiversity value of the area, and in accordance with Policies CS4 and CS9 of the North Somerset Core Strategy, Policies DM8, DM9, DM10 and DM19 of the North Somerset Sites and Policies Plan Part 1 and the North Somerset Biodiversity and Trees SPD.

- 8 The development hereby permitted shall not take place except in accordance with the approved Construction Environmental Management Plan dated 27/06/21, unless revised details have first been submitted to and approved, in writing, by the Local Planning Authority.

Reason: In order to preserve highway safety and the living conditions of nearby residents and in accordance with policy CS3 of the North Somerset Core Strategy and policy DM24 of the North Somerset Sites and Policies Plan (Part 1).

- 9 The dwellings shall not be occupied until a hard and soft landscape scheme has been submitted to and approved in writing by the Local Planning Authority showing details of all trees, hedgerows and other planting to be retained; finished ground levels; a planting specification to include numbers, size, species and positions of all new trees and shrubs; details of existing and proposed walls, fences, other boundary treatment and surface treatment of the open parts of the site; and a programme of implementation. The hard and soft landscaping scheme shall be carried out in accordance with the approved details, specifications and programme of implementation. 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. All hard landscape works shall be permanently retained in accordance with the approved details unless otherwise agreed, in writing, by the Local Planning Authority.

Reason: To ensure a satisfactory landscaping scheme is implemented and maintained in the interests of the character and biodiversity value of the area, and in accordance with policies CS4, CS5, CS9 and CS12 of the North Somerset Core Strategy, policies DM8, DM9, DM10 and DM32 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Biodiversity and Trees SPD.

For advice on how to discharge this condition, please refer to [www.n-somerset.gov.uk/landscapingconditions](http://www.n-somerset.gov.uk/landscapingconditions)

- 10 No dwelling shall be occupied until secure parking facilities for 2 bicycles per dwelling have been provided for it in accordance with the approved plans and specifications. The approved facilities shall thereafter be permanently retained and kept available for the parking of bicycles at all times.

Reason: To ensure that secure cycle parking facilities are provided in order to encourage the use of more sustainable transport choices and in accordance with policies CS1 and CS11 of the North Somerset Core Strategy, policy DM 28 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Parking Standards SPD.

- 11 The dwellings hereby permitted shall not be occupied until a properly consolidated and surfaced parking area for 3 vehicles per dwelling has been constructed in accordance with the approved plans and specifications. The approved parking area shall thereafter be permanently retained and kept available for parking at all times.

Reason: In order to ensure that adequate parking provision is made in the interests of preserving highway safety and in accordance with policies CS10 and CS11 of the North Somerset Core Strategy, policies DM24 and DM28 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Parking Standards SPD.

- 12 No dwelling shall be occupied until means of vehicular access to it has been constructed in accordance with the approved plans and specifications on drg. no. (3)018 Rev H received 30/09/2021.

Reason: To ensure that the development is served by a satisfactory means of vehicular access in the interests of road safety, 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 No dwelling shall be occupied until sight lines have been provided at the junction between the means of access and the highway in accordance with the approved plans and specifications drg. no. (3)018 Rev H received 30/09/2021.

Reason: In the interests of road safety 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).

- 14 No dwelling shall be occupied until space and facilities for the separate storage and collection of waste and recycling materials have been provided for it in accordance with plans and specifications that have first been submitted to and approved, in writing, by the Local Planning Authority. The said space and facilities shall thereafter shall be made permanently available for the storage and collection of waste and recycling materials only for the occupiers of the dwellings.

Reason: The Local Planning Authority wishes to encourage sustainable recycling initiatives in the interests of local amenity and sustainable waste management and in accordance with policies CS1, CS3 and CS7 of the North Somerset Core Strategy and policy DM32 of the North Somerset Sites and Policies Plan (Part 1).

For advice on how to discharge this condition please refer to [www.n-somerset.gov.uk/wastestorageconditions](http://www.n-somerset.gov.uk/wastestorageconditions)

- 15 The dwellings hereby approved shall not be occupied until the f 2.10 KwP solar panels described in the Energy & Sustainability Statement dated March 2021 have been installed in accordance with the details hereby approved and are fully operational. Thereafter, the solar panels shall be permanently retained in accordance with the approved details 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 the council's 'Creating sustainable buildings and places' Supplementary Planning Document.

- 16 All residential units hereby approved shall be constructed to comply with, as a minimum, the equivalent of the requirements of Code Level 4 of the Code for Sustainable Homes. This equates to a 19% improvement on Part L of the Building Regulations. Unless otherwise first agreed in writing by the Local Planning Authority, and prior to the commencement of the development of any dwelling hereby approved, a copy of a Design Stage SAP Assessment for each dwelling, issued by a suitably qualified and accredited energy expert (SAP Assessor), shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, each dwelling shall be constructed in accordance with the approved Design Stage SAP Assessment unless a revised Assessment has first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of promoting good design and sustainable construction and in accordance with policies CS1 and CS2 of the North Somerset Core Strategy and the council's 'Creating sustainable buildings and places' Supplementary Planning Document.

- 17 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order, with or without modification), no windows, rooflights or dormers

(other than any expressly authorised by this permission) shall be inserted in the north or south side elevations of the dwellings without the prior written consent of the Local Planning Authority.

Reason: To protect the living conditions of occupiers of adjoining properties and in accordance with policies DM32 and DM37 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Residential Design Guide SPD (Section 1: Protecting living conditions of neighbours).

- 18 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), (or any Order revoking and re-enacting that Order, with or without modification), no extensions to the dwellings shall be carried out other than those expressly authorised by this permission.

Reason: The Local Planning Authority wish to retain control over extensions in order to maintain the integrity and appearance of this development and the living conditions of neighbouring residents and in accordance with policy CS12 of the North Somerset Core Strategy, policies DM32 and DM37 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Residential Design Guide SPD (Section 1: Protecting living conditions of neighbours).

- 19 The development shall not take place except in strict accordance with the measures outlined in the section 4 of the Bat Survey - Preliminary Roost Assessment Issue 1 dated 02/03/2020 and Ecological Response Report Received 09/09/2021. If amendments to the methodology are required, details of the changes must be submitted in writing and agreed by the Local Planning Authority before relevant works proceed. The development shall then be implemented in accordance with the agreed changes.

Reason: To ensure compliance with the Conservation of Habitats and Species Regulations 2017, policy CS4 of the North Somerset Core Strategy and policy DM8 of the North Somerset Sites and Policies Plan (Part 1).

Advice about discharging conditions relating to ecological mitigation can be found at:  
[www.n-somerset.gov.uk/batroostconditions](http://www.n-somerset.gov.uk/batroostconditions)  
[www.n-somerset.gov.uk/birdboxconditions](http://www.n-somerset.gov.uk/birdboxconditions)  
[www.n-somerset.gov.uk/ecologyconditions](http://www.n-somerset.gov.uk/ecologyconditions)

- 20 Details of any external floodlighting and means of external illumination of any building or structure at the site shall be submitted to and approved, in writing, by the Local Planning Authority before the building is occupied. No means of external illumination shall be installed other than in accordance with the approved details and shall not be varied without the permission in writing of the Local Planning Authority.

Reason: To ensure no adverse impacts on nearby occupants or visual amenity 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 (as amended), 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).

21 No development shall take place until full details of a Wildlife Protection and Enhancement Scheme have been submitted to and approved in writing by the local planning authority. These details shall include:

(i) Full and final detailed method statements for pre-construction and construction phases to provide full details of all necessary protection and mitigation measures, including, where applicable proposed pre-commencement checks and update surveys, for the avoidance of harm to bats, reptiles, nesting birds and other wildlife, and proposed reporting of findings to the LPA prior to commencement of works; and

(ii) Detailed specifications and a location plan for provision of reptile receptors, bat and bird boxes, provision of gaps in boundary fences to allow continued movement of wildlife and native/beneficial planting for wildlife.

All works within the scheme shall be carried out in accordance with the approved details and completed in accordance with specified timescales and prior to the occupation of the development.

Reason: To prevent ecological harm and to provide biodiversity gain in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended), 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).

22 No occupation of the development hereby approved shall commence until a report produced by a suitably experienced ecologist confirming and demonstrating, using photographs, completion and implementation of the Wildlife Protection and Enhancement Scheme in accordance with approved details, has been submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent ecological harm and to provide biodiversity gain in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended), 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).

23 Before the first occupation of the dwellings hereby permitted the windows on the first floor serving the three bathrooms at units A and B shall be fitted with obscure glazing. The obscure glazing used shall provide a degree of obscuration no less obscure than that which is provided by privacy level 3 of the Pilkington Group Limited textured glass range as defined in publication "Pilkington Decorative Glass Range" (published November 2017). These windows shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order, with or without modification), neither the obscure glazing nor the method of opening shall be subsequently altered without the prior written permission of the Local Planning Authority.

Reason: To protect the living conditions of occupiers of adjoining properties and in accordance with policies DM32 and DM37 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Residential Design Guide SPD (Section 1: Protecting living conditions of neighbours).

**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 Any works 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 also 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 authorisation from the NSC's Network Management Team (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 endeavour to ensure that undertaker connections/supplies are coordinated to take place whenever possible at the same times using the same traffic management. For road closures or formal restrictions required to undertake the works, a minimum of three months' notice will be required.
- 3 Dropped kerb: A vehicular drop crossing is required to serve the proposed/widened access. This must be constructed to the council's specifications. Dropped kerb applications are subject to approval from North Somerset Highways.
- 4 Protected Species: All species of bats, (including their roosts), wild birds (including nests and eggs until the young have fledged), reptiles, great crested newts and dormice are legally protected. If these species, or actively used water vole burrows, otter holts or badger setts are encountered before or during building work you must cease work and contact a suitably qualified ecologist for advice. Details of suitably qualified ecologists operating regularly in North Somerset can be found using the search tool on the Chartered Institute of Ecology and Environmental Management: [www.cieem.net/members-directory](http://www.cieem.net/members-directory). In the event that European protected species are encountered (bats, great crested newt, dormice, water vole and otter), all works must cease and Natural England must be contacted immediately (0300 060 3900).
- 5 Special Area of Conservation: The proposals are within a Special Area of Conservation. Please note that this site is protected under the Conservation of Habitats and Species Regulations 2017. Negative impacts on the site must be avoided during implementation of proposals, including indirect impacts such as disturbance through noise, light spill or pollution.



- 6 European Protected Species Mitigation license (EPSML) Licence: Please note that a relevant European Protected Species Mitigation license (EPSML) licence must be approved before works which are likely to lead to an offence under the Conservation of Habitats and Species Regulations 2017. To proceed without a licence in this case would be likely to result in a criminal offence.
- 7 In line with the government's Clean Growth Strategy, and pledge to ban the sale of new petrol and diesel cars by 2030, it is essential that a suitable level of Electric Vehicle (EV) charging provision be provided at new development. The National Planning Policy Framework was updated in 2018 to ensure that new developments 'be designed to enable charging of other ultra-low emission vehicles in safe, accessible and convenient locations'. On this basis, and in line with the Council's declaration of a Climate Emergency in 2019 and ambition to become Carbon Neutral by 2030, the Highway Authority would expect the applicant to install passive Electric Vehicle charging infrastructure at the site. This should take the form of cabling and Residual Current Device (RCD) sufficient to enable the subsequent installation of 7kW 32amp Office for Low Emission Vehicles (OLEV) compliant wall or ground mounted charge point. By providing such infrastructure at the build stage, costly and invasive works can be avoided should residents wish to install a charge point in the future. All proposed passive provision should be shown on a plan as part of the planning application and developers should specify what passive/active provision is to be provided

Date: 8 October 2021  
Signed: Richard Kent  
Head of Planning

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

Please use our [online contact form](http://www.n-somerset.gov.uk/contactplanning) 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

Our surveyors can help you find out if you will also need building regulations approval and advise you how to proceed. There is no charge for this service, which you can request online or by calling 01275 884550.

### Builders and consultants

Many people worry about finding the right builder or consultant. Whilst we don't recommend any business, we do share on our website a list of local professionals that regularly use our building control service and who have won awards.

### 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.

Applications to discharge planning conditions received from 1st January 2021 will be made available on our website for public inspection. This includes the name, address and contact details of the applicant and their agent. When applying to discharge a planning condition, you should consider very carefully what information about yourself and others you send us. If you do not want information or documents in your application to be shown on our website, please contact us directly when you make your submission so that we can consider your request. The default position is however to make the information public and an exception to this will not normally be agreed.

### 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.

### **Protected species**

The Wildlife and Countryside Act 1981 (as amended) makes it an offence to intentionally or recklessly disturb a protected species while it is occupying a place which it uses for shelter or protection. This includes, for example, bats or birds in roof spaces or cavities. Obtaining planning permission does not grant permission to disturb protected species. Licences can, however, be issued to allow construction works that would otherwise be prohibited. Applications for licences should be made to Natural England before any construction works commence on site.

### **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**

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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 888761; 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).