

NOTICE OF DECISION
Town and Country Planning Act 1990



Shattock Associates
Unit 1
Friarn Lawn
Bridgwater
Somerset
TA6 3LL

Application Number
Category

17/P/1502/F
Full Planning
Permission

Application No: 17/P/1502/F
Applicant: Larkins Properties
Site: Land at Purn Holiday Village, Bridgwater Road, Bleadon, BS24 0AN
Description: Proposed change of use of land from camp site to the siting of 40no. static and touring caravans

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

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

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

Approved Documents

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

Drawings

- " Site Location Plan
- " Proposed Site Plan - Drawing Number 2170/01 Rev C
- " Site Plan showing ground levels
- " 'Rochester Caravan'
- " 'Buckland Caravan'
- " 'Bowmoor Lodge'
- " 'Ardingly Lodge'

Reports

- " Design and Access Statement - May 2017
- " Transport Statement - 4th April 2017
- " Flood Risk Assessment December 2016 and 'Additional Supporting Information on Drainage Proposals' - September 2017

Reason: In the interests of proper planning and to ensure the development accords with the approved details

Number of Caravans

- 3 No more than 40 caravans or lodges in total shall be stationed on the land at any time.

Reason: To ensure that the development has a minimal impact on the landscape in order to comply with policies CS5 of the Core Strategy and DM10 of the Sites and Policies Plan Part 1.

Occupancy Restrictions

- 4 The caravans shall not be occupied as a person's sole or main place of residence and they shall only be used for the purpose of self-catering holiday accommodation and for no other purpose, including short term residential leases or any other purpose in Class C3 of the schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that Class in any statutory instrument amending, revoking and re-enacting that Order with or without modification. A register which records the name, main address and period of occupancy shall be kept and made available to the local planning authority on request.

Reason: To ensure that the holiday lodges/caravans are not occupied as primary residences in order to comply with policy CS33 of the North Somerset Core Strategy.

Static and Touring Pitches

- 5 The distribution of static and touring caravans within the site shall accord with that shown in Drawing Number 2170/01 Rev C at all times unless otherwise agreed in writing by the Local Planning Authority.

Reason: To reduce the landscape and visual impact of the development as far as practicable and in accordance with Policy CS5 of the North Somerset Core Strategy and Policy DM10 of the Sites and Policies Plan.

External Finishes

- 6 No static caravans shall be brought on to the site until samples of their external roof and walling materials including the colour of the materials has been submitted to and approved in writing by the Local Planning Authority. The caravans shall accord with the approved details at all times unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the appearance of the caravans are appropriate to their rural setting and in accordance with Policy DM10 of the Sites and Policies Plan.

Flood Prevention / Drainage

- 7 No caravans, static or touring, shall be brought in to use on the site, until the drainage scheme set out in the Flood Risk Assessment has been implemented and it shall be maintained in accordance with its details at all times thereafter, unless otherwise authorised in writing by the Local Planning Authority.

Reason: To ensure a practical and sustainable drainage scheme is implemented in accordance with Policy CS3 of the Core Strategy and DM1 of the Sites and Policies Plan.

- 8 No caravans, static or tourist, shall be brought in to use on the site, until a Flood Warning Evacuation Plan for the site that accords with the principles set out in national Planning Practice Guidance, has been prepared. Once prepared the Flood Warning Evacuation Plan shall be fully implemented and a complete copy kept within the caravans on site at all times.

Reason: To allow for a safe exit strategy in the event that flooding affects the site in accordance with policy CS3 of the North Somerset Core Strategy.

- 9 The finished floor levels of caravans should be set a minimum of 6.5 metres Above Ordnance Datum.

Reason: To reduce the risk of flooding affecting caravans and in accordance with Policy CS1 of the North Somerset Core Strategy DM1 of the Sites and Policies Plan.

Landscaping and Ecology

- 10 Before the commencement of development, a Landscaping and Ecological Management Plan shall be submitted to and approved in writing by the local planning authority. The Plan shall cover a ten year period and include measures for the establishment and management of semi-rural habitats within the site, including planting schedules (see following condition) and details of on-going management. This shall include measures to maximise biodiversity interest within the site.

Reason: To ensure that the development preserves and enhances the site's potential for habitat creation and enhancement in order to comply with Policy CS4 of the North Somerset Core Strategy and DM8 of the Sites and Policies Plan Part 1.

- 11 No development shall commence until details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include: a plan showing all the existing boundary vegetation including hedgerows, trees, scrub and grassland to be retained, removed areas of new planting. The details shall also include:

" Existing and proposed finished levels;

" Details of soft landscape works shall include planting plans specifying the location, number stock, size, species and spacing of all new planting written specifications (including cultivation and other operations associated with tree, plant and grass establishment); schedules of plants noting species, tree and plant supply sizes and proposed numbers/densities where appropriate;

" The surface materials for roads, parking bays, caravan pitches, footpaths and any other hard surfaces;

" Boundary treatments (should they apply) such as walls or fences;

" Any structures, such as furniture, play equipment, refuse or other storage units, signs, etc.;

" The location of proposed services above and below ground including drainage, power, communications cables, pipelines etc.

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

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

Reason: To ensure that acceptable landscaping and ecological enhancement measures are incorporated into the scheme of development in order to comply with policies CS4, CS5 & CS12 of the Core Strategy and policies DM8 & DM32 of the Sites and Policies Plan Part 1.

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

Reason: to ensure that the development does not have a unsatisfactory impact on the landscape in accordance with policies CS5 of the North Somerset Core Strategy and policy DM10 of the Sites and Policies Plan Part 1.

Lighting

- 13 No external lighting shall be installed within the grounds of the site or to the external face of caravans unless details of the location, height, type, and level of the lighting (expressed in lux levels) shown on lighting contour plans have been submitted to and approved in writing by the Local Planning Authority. The external lighting shall accord with the approved details, unless otherwise authorised in writing by the Local Planning Authority.

Reason: to ensure that the lighting of the site does not have an unsatisfactory impact on the countryside and wildlife in accordance with Policies CS4 and 5 of the North Somerset Core Strategy and Policies DM8 and DM10 protected species of Bat that may resort to the area in accordance with policies ECH/11 of the Sites and Policies Plan Part 1.

Archaeology

- 14 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 section 12 of the National Planning Policy Framework, 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.

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.

There must be no interruption to the surface water drainage system of the surrounding land as a result of the operations on the site. Provisions must be made to ensure that all existing drainage systems continue to operate effectively and that riparian owners upstream and downstream of the site are not adversely affected.

As infiltration is being used, the surface water runoff generated from the proposed development should be directed to a soakaway system designed to meet the standards set in BRE365 (revised 2016).

In the event that the site did become the subject of flooding it is recommended that the site owner should have an evacuation plan in place.

The applicant is advised that Land Drainage Consent is required from the Axe Brue Drainage Board under section 23 and 66 of the Land Drainage Act 1991, for any construction in or within 9m of a watercourse and for the introduction of additional flow into a watercourse.

The grant of planning permission does not entitle developers to obstruct a public right of way. To do so would constitute an offence under the Highways Act 1980. Development, in so far as it affects a right of way, should not be started, and the right of way should be kept open for public use, until the necessary order for the diversion or extinguishment of the right of way has come into effect.

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

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

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

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

Date: 20 October 2017

Signed 
Director of Development & Environment

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