

NOTICE OF DECISION

Town And Country Planning Act 1990



Ricki Burrows
Urban Design Practice Ltd
20 Amberey Road
Weston-super-Mare
BS23 3QL

Application Number: 21/P/0527/OUT

Category: Outline Application

Application No: 21/P/0527/OUT
Applicant: Claremont Somerset Limited
Site: Land Off Purn Way, Bleadon, BS24 0QF,
Description: Outline application for the erection of 14no. dwellings, with access and layout for approval and appearance, scale and landscaping reserved for subsequent approval.

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 Standard Outline

Approval of the details of the scale, 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.

Reason: The application was submitted as an outline application in accordance with the provisions of Article 4 of the Town and Country Planning (Development Management Procedure) Order 2010 and in accordance with policy DM32 of the North Somerset Sites and Policies Plan Part 1 and policy CS32 of the North Somerset Core Strategy.

Standard Outline

2 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiry of two years from the date of this permission.

Reason: In accordance with the provisions of Section 92 of the Town and Country Planning Act 1990.

Standard Outline

3 The development hereby permitted shall be begun either before the expiry of three 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 approved, whichever is the later.

Reason: In accordance with the provisions of section 92 of the Town and Country Planning Act 1990.

In accordance

- 4 The development hereby permitted shall be carried out in accordance with the following documents and approved plans and those to be approved under the conditions attached to this consent unless otherwise agreed in writing by the Local Planning Authority.

Documents:

- Affordable Housing Statement
- Application Supporting Statement
- An Archaeological Evaluation Report, dated February 2019
- Design and Access Statement
- Response to LLFA comments dated 24 February 2018
- Ecological Impact Assessment dated November 2021
- Landscape and Visual Impact Assessment dated March 2021
- Sustainable Drainage Statement
- Tree Statement
- Heritage Impact Assessment dated 21 June 2021

Plans:

- Site Location Plan (Red line) Drg. No. LP001 Rev. A sated February 2020
- Existing Site Plan Drg. No. EP002 Rev. A dated February 2020
- Proposed Site Plan Drg. No. PP003 - Rev E dated May 2022

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 and policy CS33 of the North Somerset Core Strategy.

Site access and visibility

- 5 No dwelling hereby approved shall be occupied until the construction of the site access onto Purn Way has been completed, and the related visibility splays and raised pedestrian crossing to the site entrance, as shown on the approved proposed site plan, drawing number PP003-E dated May 2022, have been provided with no obstruction to visibility at, or above a height of 0.6m above the nearside carriageway level. The visibility splays shall thereafter be maintained free of obstruction at all times.

Reason: in the interests of highway safety and in accordance with policy DM24 of the Sites and Policies Plan Part 1.

Roads and footpaths

- 6 No dwelling shall be occupied until the roads, footpaths and turning spaces shown on the approved layout plan, 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.

Landscape & Ecology

- 7 The details to be submitted under condition 1 shall include the required landscape and ecology buffer on the northern and eastern site boundaries, as shown on drawing number PP003-E dated May 2022, together with the following details: a) hard and soft structural landscaping; b) means of access for future management and maintenance, c) means of enclosure and boundary treatment. 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 design and the delivery of wildlife habitat in accordance with policies DM8, DM10, DM32 of the North Somerset Sites and Policies Plan Part 1 and policies CS4, CS5 and CS12 of the North Somerset Core Strategy.

Landscape & Ecology

- 8 Details comprising the future management and maintenance arrangements for the proposed Landscape and Ecology buffer, shall be detailed within a Landscape and Ecology Management Plan to be submitted to the Local Planning Authority for approval as part of the Reserved Matters application submission. The Landscape and Ecology Management Plan shall cover a ten-year period and include measures for establishment, enhancement and management of habitats within the site in accordance with details set out in the submitted Ecological Impact Assessment Report, dated November 2021. 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. The submitted detail shall confirm that no fertilizers or pesticides will be used within the landscape and ecology buffer area. 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 comply with Policies CS4 and CS5 of the adopted Core Strategy, policies DM8, DM9, DM10 and DM32 of the North Somerset Sites and Policies Plan Part 1 and to comply with the Conservation of Habitats and Species Regulations 2010 (as amended).

Landscape & Ecology

- 9 The implementation of the development hereby approved shall provide and maintain at all times the Landscape and Ecological buffer located within the site adjoining the northern and eastern site boundaries as shown on drawing number PP003-E dated

May 2022. There shall be no public access to the Ecological buffer, which shall be permanently fenced with a locked access gate, to be used for the purpose of carrying out an agreed programme of managed maintenance and enhancement works.

Reason: To ensure that the necessary landscape mitigation and ecology benefits are put in place to provide enhancement and protection for the local wildlife and habitat, and in accordance with policies CS4 and CS5 of the adopted Core Strategy and policies DM8, DM9, DM10 and DM32 of the North Somerset Sites and Policies Plan Part 1, and to comply with the Conservation of Habitats and Species Regulations 2010 (as amended).

Landscape & Ecology

- 10 No site clearance or development shall take place on site until the required reptile translocation and the associated mitigation measures, including the provision of reptile fencing, has been undertaken in accordance with the measures referred to within the submitted Ecological Impact Assessment Report dated November 2021. The translocation of the reptiles shall furthermore take place between April and mid-October and thereafter the biodiversity protection measures, and the ecological mitigation area referred to within the Ecological Impact Assessment Report shall remain in place and shall be appropriately managed throughout the period of construction.

Reason: To safeguard the existing reptile population through a managed and coordinated reptile transition in accordance with policy CS4 of the adopted Core Strategy and policy DM8 of the North Somerset Sites and Policies Plan Part 1, and to comply with the Conservation of Habitats and Species Regulations 2010 (as amended).

Materials

- 11 No development shall be commenced above ground level until samples panels of the materials to be used in the construction of the external walls and roofs 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.

Construction Environmental and Ecological Management

- 12 No development shall commence, including any works of demolition, until a Construction Environmental and Ecological Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved management plan shall be adhered to throughout the construction period and shall as a minimum provide for:

- (a) the parking of vehicles of site operatives and visitors,
- (b) times of site operation,
- (c) HGV routing and movements throughout the day,
- (d) system for managing complaint's,
- (e) local consultation concerning the works and maintaining access for the neighbouring properties to be affected by the works,
- (f) highway safety measures such as wheel washing,
- (g) mitigation measures for any remedial works required,
- (h) storage of plant and materials used in constructing the development,
- (i) measures to control the emission of dust and dirt during construction,
- (j) measures to control noise and vibration from works on the site, particularly to avoid periods when bats are active,
- (k) a scheme for rapid collection, recycling/disposing of waste resulting from demolition and construction works,
- (l) site security,
- (m) details of fuel oil storage, bunding, delivery, use, managing minor and major spillage,
- (n) disposal of contaminated drainage, including water pumped from excavations,
- (o) Site induction for workforce highlighting pollution prevention and awareness,
- (p) measures to protect the landscape and ecology buffer within the site adjoining the north and east site boundaries and ensure it is available and suitable for bat foraging during construction activities,
- (q) measures to protect bat flight corridors during construction and ensure no severance from construction works,
- (r) construction delivery hours, to avoid school start and finish times,
- (s) mitigation measures required to protect legally protected species and their retained habitats from injury or damage and include information for construction workforce,
- (t) details of appropriate fencing for buffer areas to protect retained on site habitats,
- (u) overnight ramps placed within open trenches and daily checks of excavations for trapped wildlife, (v) pre-commencement surveys for species that are dynamic in distribution (e.g. badger),
- (w) a walk over check by ecologist immediately prior to vegetation and other site clearance activities.

Reason: In order to preserve highway safety, local amenity, ecological interest, European protected species and the living conditions of nearby residents and in DRAFT accordance with policies CS1, CS2, CS3, CS4, CS10 and CS12 of the North Somerset Core Strategy and policies DM8, DM9, DM24 and DM32 of the North Somerset Sites and Policies Plan (Part 1) and the Habitats and Species Regulations (201) as amended. The details are required prior to the commencement of development in order to ensure that construction works do not pose a threat to amenity, protected species, health or safety.

Space Standards and Accessible dwellings

- 13 The details submitted in accordance with condition number 1 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.

Reason: The Nationally Designed Space Standards is the appropriate space development standard for new and market housing and to ensure that sufficient accessible housing is provided in accordance with policy CS2 of the North Somerset Core Strategy and Policy DM42 of the North Somerset Sites and Policies Plan Part 1 Development Management Policies, and the North Somerset Accessible Housing Needs Supplementary Planning Document April 2018.

Energy

- 14 The dwellings hereby approved shall not be occupied until measures to generate a minimum of 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 20 policies DM2 and DM32 of the North Somerset Sites and Policies Plan Part 1.

Fire Hydrants

- 15 No development above damp-proof course level shall take place until a scheme for the provision and location of fire hydrants to serve the development to a standard recommended by the Avon Fire Service has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been implemented.

Reason: To ensure that the necessary water reliant infrastructure is installed in the interests of public safety and in accordance with policy CS34 of the North Somerset Core Strategy and policy DM71 of the North Somerset Sites and Policies Plan Part 1.

Waste Management

- 16 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 policies CS7 and CS12 of

the North Somerset Core Strategy.

Lighting

- 17 Details of the external lighting, including temporary/construction and permanent lighting, shall be provided at the Reserved Matters stage including:
- (i) details of the type and location of the proposed lighting;
 - (ii) existing lux levels affecting the site (dark and full moon);
 - (iii) the predicted lux levels; and
 - (iv) lighting contour plans. to demonstrate that the proposed lighting does not illuminate the ecological and landscape buffer.
- The scheme shall ensure that light levels do not exceed 0.5 lux on features/within areas important to bats, including foraging habitat and flight lines and boundary buffer corridors as set out within the submitted Ecological Impact Assessment Report dated November 2021. Any external lighting shall be installed and operated in accordance with the approved details and shall not be varied without agreement in writing from the Local Planning Authority.

Reason: To reduce the potential for light pollution in accordance with policies CS12 and CS3 of the Core Strategy, Policy DM8 of the Sites and Policies Plan Part 1 and to protect bat habitat in accordance with the Conservation of Habitats and Species Regulations 2010 (as amended) and Wildlife and Countryside Act 1981 (as amended).

Archaeology

- 18 The developer shall afford access at all times to any archaeologist nominated by the Local Planning Authority and shall allow him or her to observe the 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 policy CS5 of the Core Strategy and policy DM6 of the North Somerset Sites and Policies Plan Part 1.

Sustainable Travel Plan

- 19 No dwelling shall be occupied until a Sustainable Travel Plan for the approved development has been submitted to and approved by the Local Planning Authority, and the approved plan shall be provided to each household and fully implemented.

Reason: To ensure the provision of safe and convenient forms of transport other than the motor car in the interests of sustainability in accordance with policies CS1 and CS10 of the North Somerset Core Strategy and policy DM26 of the North Somerset Sites and Policies Plan Part 1

Height of Dwellings

- 20 No dwelling hereby permitted shall exceed two storeys in height.

Reason: In order to maintain the integrity and appearance of this development,

minimise the landscape impact and protect the living conditions of neighbours in accordance with policy DM32 of the North Somerset Sites and Policies Plan Part 1 and policies CS5 and CS12 of the North Somerset Core Strategy

Electric Vehicle Charging

- 21 No dwelling shall be occupied until passive provision that allows for electric vehicle charging has been designed and incorporated into the approved development. Such provision shall establish all the associated ducting, chambers and junctions for the carrying of power cables which shall be of sufficient capacity to meet the minimum supply needs of an electrical vehicle charging point.

Reason: To future-proof the development by allowing for charging points to be installed without the need for undertaking works that require breaking ground to install cabling retrospectively and in accordance with policy CS1 of the North Somerset Core Strategy.

Cycle parking

- 22 No dwelling shall be occupied until details for the provision of secure cycle parking for each dwelling has been submitted to and approved in writing by the local planning authority and implemented in accordance with the approved details.

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.

Boundaries

- 23 The details submitted in accordance with condition 1 of this permission shall include details of residential plot boundary enclosures which shall thereafter be constructed in accordance with the approved details prior to the occupation of the dwelling to which they relate.

Reason: In the interests of good design and road safety in accordance with policy CS12 of the Core Strategy and policy DM32 of the North Somerset Sites and Policies Plan (Part 1).

Arboricultural Method Statement

- 24 No development shall commence until a detailed Arboricultural Method Statement Report and Tree Protection Plan following the recommendations contained within BS 5837:2012 has been submitted to and approved in writing by the Local Planning Authority. The arboricultural method statement report shall include the control of potentially harmful operations such as site preparation (including demolition, clearance and level changes); working adjacent to existing trees within adjacent residential developments, the storage, handling and mixing of materials on site, burning, location of site office, service run locations including soakaway locations and

movement of people and machinery. The report shall incorporate a provisional programme of works; monthly supervision and monitoring details by an Arboricultural Consultant and provision of monthly site visit records within 72 hours of the visit to the Local Authority's Tree Officer and certificates of completion to the Local Planning Authority. The Tree Protection Plan must be superimposed on a layout plan, based on a topographical survey, and exhibit root protection areas which reflect the most likely current root distribution, detail methods of protection and reflect the guidance in the method statement report. No development or other operations shall thereafter take place except in complete accordance with the approved details and no site clearance or preparatory work for any part of the development shall commence until the approved Tree Protection Plan requirements have been fully implemented on site.

Reason: To ensure that 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, CS5 and CS9 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. The details are required prior to commencement of development because the development / construction works have the potential to harm retained trees. Therefore, these details need to be agreed before work commences.

Creating sustainable buildings and places

- 25 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.

Drainage and flood risk

- 26 No above groundwork development above damp-proof course level shall commence until surface water drainage works have been implemented in accordance with details that 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. The sustainable drainage scheme 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 which shall be fully implemented.

Reason: To reduce the risk of flooding to the development from surface water/watercourses, and in accordance with the National Planning Policy Framework (notably paragraphs 17, 103 and sections 10 and 11), 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). The information is required before works start on site because it is necessary to understand whether the discharge rates and volumes are appropriate prior to any initial construction works which may prejudice the surface water drainage strategy.

Drainage and flood risk

27

No above groundwork development above damp-proof course level 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 the National Planning Policy Framework (notably paragraphs 17, 103 and sections 10 and 11), 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). The information is required before works start on site because it is necessary to understand how the system will be maintained during construction works and before the hand over to a management company to prevent flooding downstream of the system.

Drainage and flood risk

- 28 Prior to the commencement of development a scheme for the provision of foul water disposal for the whole application site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the phasing of implementation. The scheme shall be implemented in full.

Reason: To ensure the development is served by a satisfactory system of drainage and to prevent pollution in accordance with policy CS3 of the North Somerset Core Strategy.

Landscape

- 29 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

Landscape

- 30 All works comprised in the details of landscaping to be submitted and approved under condition no 1 shall be carried out during the during the months of October to March inclusive first planting season following first occupation of the dwellings or completion of the development, whichever is the sooner. The landscaping plans shall include replacement tree and hedgerow planting, and additional hedgerow planting at the south, east and west boundaries in accordance with the mitigation principles set out in the approved Habitat Regulations Assessment version 3.

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 33 of the North Somerset Core Strategy

Landscape

- 31 Trees, hedges and plants in any Reserved Matters Area 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 Reserved Matters Area, 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 that the landscaping scheme is effective in accordance with

policies DM9 and DM32 of the adopted Development Management Sites and Policies Plan part 1 and policy CS30 of the North Somerset Core Strategy.

Biodiversity

- 32 All ecological mitigation, compensation and enhancement measures referred to in the submitted Ecological Impact Assessment Report dated November 2021, shall be implemented according to a programme of works to be submitted to and approved by the Local Planning Authority as part of the Reserved Matters application submission.

Reason: To protect and enhance biodiversity on site in accordance with policy CS4 of the North Somerset Core Strategy and policy DM8 of the North Somerset Sites and Policies Plan Part 1.

Biodiversity

- 33 Not later than one- and five-years following occupation of the 10th dwelling on the site a monitoring report to show the use of the site by Horseshoe bats of existing and created habitats, shall be submitted to the Local Planning Authority together with any recommendations for further mitigations.

Reason: To comply with Policy CS4 of the adopted Core Strategy, policy DM8 of the North Somerset Sites and Policies Plan Part 1 and to comply with the Conservation of Habitats and Species Regulations 2010 (as amended).

Parking Standards

- 34 Prior to the occupation of each dwelling, the relevant number of parking spaces for that dwelling shall be provided and be available for use in accordance with the North Somerset Parking Standards SPD. Thereafter the approved parking spaces shall be permanently retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that each dwelling has the necessary on-site parking provision and in accordance with the North Somerset Parking Standards SPD.

Permitted development rights removed

- 35 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 gates, fences, walls or other means of enclosure shall be erected or constructed on any boundaries of the site, or elsewhere within the site (other than any expressly authorised by this permission).

Reason: The Local Planning Authority wish to retain control over means of enclosure in the interests of the character and appearance of the area and in accordance with policy DM32 of the North Somerset Sites and Policies Plan and policies CS5 and CS12 of the North Somerset Core Strategy.

Permitted development rights removed

- 36 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 garage shall be erected without the permission, in writing, of the Local Planning Authority and the approval by them of the design, siting and external appearance of such garage and of the means of access thereto.

Reason: The Local Planning Authority wish to retain control over new garages in order to maintain the integrity and appearance of this development and protect the living conditions of neighbouring residents, and in accordance with policies CS5 and CS12 of the North Somerset Core Strategy and policies DM32 and DM38 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.

Highways

- 2 The applicant/developer is advised to contact the Network Management Team (01934 888802 or streetworks@nsomerset.gov.uk) for Licences for scaffolding, hoarding & fencing, mobile elevating work platforms (MEWPs) and builder's materials that may be required on the highway as soon as possible. The Highway Authority does not accept roll on roll off skips on the highway. 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 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-draft.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.

Waste

- 3 The applicant/developer is advised that the North Somerset Council waste team does not service private drives. As such, a waste collection point for the two dwellings located off the private drive should be provided at the point closest to where the vehicle can access. A refuse collection point should be accessible no more than 30 metres from each dwelling and no more than 15 metres from adoptable highway where a refuse vehicle can manoeuvre. Collection is by wheeled bins and recycling boxes using high sided vehicles. The design needs to take account of this with regard to vehicles driving and manoeuvring within the site during various weather conditions. This should also include consideration of the placing and emptying of containers.

Associated Legal Agreement(s)

- 4 The applicant/developer is advised that 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.

Drainage

- 5 The applicant/developer is advised that the implementation of Sewerage Sector Guidance will allow Wessex Water to adopt more sustainable drainage features, therefore we would recommend that a discussion with Wessex Water takes place at an early stage.

Drainage

- 6 The applicant/developer is advised that, prior to works commencing on site, Land Drainage Consent is required under section 23 and 66 of the Land Drainage Act 1991 from the Axe Brue Drainage Board for any construction in, or within, 9m of a watercourse and for the introduction of additional flow into a watercourse in the Board's District. Consent application forms are to be used and they can be found at: <http://somersetdrainageboards.gov.uk/development-control-byelaws/land-drainage-consents/>

Electric Vehicle Charging

- 7 The applicant/developer is advised that 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 developments. 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 #o # For allocated parking (both on and off plot) the Council requires a minimum of 100% passive provision. 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.

For unallocated parking, the Council requires a minimum of 90% passive provision, as well as 10% active provision. Active provision should take the form of cabling, RCD and 7kw 32amp OLEV compliant wall or ground mounted charge point.

All charge points should use 'smart' technology to allow balancing of electricity supply and demand. Both the active and 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.

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

Date: 8 July 2022
Signed: Richard Kent
Head of Development Management

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.

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.

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.

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.

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.

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. 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.