

NOTICE OF DECISION

Town And Country Planning Act 1990



Mr Mark Cullen
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Clifton
Bristol
BS8 3BA

Application Number: 18/P/3466/RM

Category: Reserved matters application

Application No: 18/P/3466/RM
Applicant: Lovell Partnerships Ltd
Site: Land At ,Wentwood Drive ,Weston-super-Mare,
Description: Submission of reserved matters for appearance, landscaping, layout and scale for the erection of 50no. dwellings pursuant to outline permission 15/P/0983/O (outline application with all matters reserved except access for up to 50 no. dwellings with associated parking, hard/soft landscaping and open space, drainage and infrastructure)

North Somerset District Council in pursuance of powers under the above mentioned Act hereby **GRANTS PERMISSION** for the reserved matters shown above in accordance with the conditions attached to the original outline decision (our reference 15/P/0983/O) and the following additional conditions:

1 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

- o Site Location Plan - 10538_A_100 PL02;
 - o Existing Site Plan - 10538_A_101 PL03;
 - o Proposed Site Plan - 10538_A_102 PL22;
 - o Materials Key Plan - 10538_A_103 PL13;
 - o Fence and Enclosure Plan - 10538_A_104 PL15;
 - o Site Sections as existing 1 and 2 - 10538_A_105.1 PL03;
 - o Site Sections as existing 3 and 4 - 10538_A_105.2 PL03;
 - o Site Sections as existing 5 and 6 - 10538_A_105.3 PL03;
 - o Site Sections as proposed 1 and 2 - 10538_A_105.4 PL03;
 - o Site Sections as proposed 3 and 4 - 10538_A_105.5 PL06;
 - o Site Sections as proposed 5 and 6 - 10538_A_105.6 PL03;
 - o Site Sections 7,8 and 9 - 10538_A_105.7 PL07;
- House Types
- o Type B -plans - 10538_A_120.1 - PL03;
 - o Type B - elevations (render stone v1) 10538_A_120.2 PL04;
 - o Type B - elevations (Render stone) v2 10538_A_120.3 PL04;
 - o Type C - plans 10538_A_121.2 PL03;
 - o Type C elevations (render stone V1) 10538_A_121.2 PL04;

- o Type C - elevations (render stone V2) 10538_a_121.3 PL04;

Affordable Houses Types

- o House Type D - 10538_A_122.1 PL05;
- o House Type E - 10538_A123.1 PL05;
- o House Type F - 10538_A_124.1 PL03.
- o Wheelchair Accessible 3 bed - 10538_A_125.1 PL04;

Garage Types

- o Garages Types 1 .1 and 1.2 - 10538_A_130.1 PL04;
- o Garages Type 2 - 10538_A_130.2 PL04

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

- 2 Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (or any order revoking and re-enacting that Order), the use of the garages hereby permitted shall be limited to the domestic and private needs of the occupier and shall not be used for any business or other purpose whatsoever without the prior written permission of the Local Planning Authority.

Reason: In the interests of minimizing the loss of off-street parking to other uses and the living conditions of nearby residents and in accordance with policy CS11 of the North Somerset Core Strategy and DM28 of the Site and Policies Plan Part 1.

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any Order amending or revoking and re-enacting that Order, no gates, fences, walls or other means of enclosure (other than those expressly authorised by this permission) shall be erected or constructed on any boundaries of the site, or elsewhere within the site, unless otherwise in agreed in writing by the LPA.

Reason: The Local Planning Authority wish to retain control over the matters referred to in view of the prominence of the land identified and in accordance with Policy DM32 of the Sites and Policies Plan Part 1

IT IS ESSENTIAL THAT THIS APPROVAL IS READ IN CONJUNCTION WITH THE ORIGINAL OUTLINE PLANNING PERMISSION. THE CONDITIONS UPON WHICH THE OUTLINE PERMISSION WAS GRANTED MUST BE STRICTLY OBSERVED.

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.

Date: 3 December 2018

Signed: Richard Kent

Head of Development Management

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

Please use our [online contact form](#) 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.

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-coordinated in accordance with the New Roads and Street Works Act 1991 and the Traffic management Act 2004 to minimize disruption to users. Developers are required to inform undertakers of their proposed works, to jointly identify any affected apparatus, and to agree diversion or protection measures and corresponding payment.

Developers are also required to liaise/seek permission of North Somerset Council's Street Works Section (01934 888802 or streetworks@n-somerset.gov.uk) at least one month in advance of the works and this must be in line with the requirements of the NRSWA 1991 and TMA 2004. The developer must endeavor to ensure that undertaker connections/supplies are coordinated to take place whenever possible at the same times using the same traffic management. It should be noted that where road closures or formal restrictions are required to undertake works, a minimum of three months' notice will be required.

Public Rights of Way

The grant of planning permission does not entitle developers to interfere or obstruct any public right of way (PROW). The obstruction of a PROW is an offence. If required an application can be made to North Somerset Council to divert the PROW and should be made well ahead of any development.

It is also an offence to drive a mechanically propelled vehicle without lawful authority on any PROW. The grant of planning permission should not be treated as a grant of lawful authority. Please contact the PROW Team for further advice on 01934 888802.

Changes to Plans

Should you wish to change your plans for any reason, including the need to meet the requirements of other legislation (for example Building Regulations) it is important that you notify us (i.e. 'the planners') before carrying on with work. Amendments to your approved plans may require a fresh application and could even prove to be unacceptable. Details of how to seek formal approval of amendments to a planning approval can be found on our [website](#) or by visiting the planning portal.

Enforcement

The council has powers to enforce compliance with planning permission and there are penalties for failure to comply. In cases where terms and conditions of planning permission are not adhered to and the Council finds it necessary to take enforcement action, it almost invariably results in delay and additional expense to the applicant. In extreme cases, it can mean that newly erected buildings have to be demolished.

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.