

NOTICE OF DECISION
Town and Country Planning Act 1990



Adas Ltd
4205 Park Approach
Leeds
West Yorkshire (Met County)
LS15 8GB

Application Number
Category

13/P/0854/F2
Full Planning Perm
& EIA

Application No: 13/P/0854/F2
Applicant: Energi Plc
Site: Land off Bridgwater Road and Accommodation Road, Bleadon, BS24 0AL
Description: Siting of solar photovoltaic (PV) array and ancillary development. This application is subject to an Environmental Statement.

North Somerset District Council in pursuance of powers under the above mentioned Act hereby **REFUSE consent** for the above development for the following reason(s):-

The proposal by reason of its scale, form and proximity to public viewpoints and residential property, would result in dominant and uncharacteristic development that causes unacceptable harm to the landscape character and appearance of the site and the wider landscape setting. These impacts cannot be mitigated and the proposed development is contrary to Policy ECH/15 of the North Somerset Replacement Local Plan, Policies CS5 and CS12 of the North Somerset Core Strategy and the landscapes objectives of 'Area A5 - Bleadon Moor' of the North Somerset Landscape Character Assessment.

Advice note:

The council worked with the applicant in a positive and proactive manner and implemented the requirement in the National Planning Policy Framework (paragraph 187) by publishing local planning guidance on the council's website and publishing statutory consultee and neighbour comments on the council's website. However, in this case the proposal is not sustainable development for the reason set out above and the council was unable to identify an appropriate way of securing a development that improves the economic, social and environmental conditions of the area and complies with the relevant planning policies. Clear reasons have been given to help the applicant understand why planning permission has not been granted.

Date: 21 August 2013

Signed


Director of Development & Environment

Please contact Neil Underhay on 01934 426 929 if you require any further information regarding this decision.

NOTES RELATING TO A DECISION TO REFUSE PERMISSION

These notes are intended as helpful advice. PLEASE READ THEM CAREFULLY.

Appeals

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or by 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 this is a decision to refuse planning permission for a householder application¹ and you want to appeal, then you must do so **within 12 weeks** of the date of this notice. If this is a decision to refuse Advertisement Consent then you must submit your appeal **within 8 weeks** of the date of this notice. In all other cases if you want to appeal against your local planning authority's decision then you must do so **within 6 months** of the date of this notice.

Appeals must be made using a form, which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Alternatively, your appeal can be submitted electronically using the Planning Portal at www.planningportal.gov.uk/pcs. 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.

How to get our advice

It is well worth contacting the officer who dealt with your application to see if an alternative solution can be reached which would avoid the need for an appeal. Should you require our written advice prior to submitting a new application please be aware that there is normally a fee for such requests. Details of how to obtain our advice prior to submitting an application can be found on our website.

Access to further information

Further guidance on Planning and Building regulation information and services can be accessed on our website and on the Planning Portal at www.planningportal.gov.uk.

We strongly encourage the submission of planning applications via the Planning Portal. We also provide an online planning service on our website that allows you to monitor and review all applications we receive. This can help you keep you up-to-date with planning matters in your area.

This publication is available in large print, Braille or audio formats on request. Help is also available for people who require council information in languages other than English. Please contact 01275 888 811.

¹ Householder developments are defined as those within the curtilage of a house and are not a change of use or the creation of an additional dwelling or flat. Included in householder developments are extensions, conservatories, loft conversions, dormer windows, alterations, garages, car ports or outbuildings, swimming pools, walls, fences, domestic vehicular accesses including footway crossovers, porches and satellite dishes.