

NOTICE OF DECISION

Town And Country Planning Act 1990



Mr Adam Rabone
Rapleys LLP
21 Prince Street
Bristol
BS1 4PH

Application Number: 22/P/1296/FUL

Category: Full application

Application No: 22/P/1296/FUL
Applicant: Developments Bristol Ltd
Site: Weston College At Nailsea , Somerset Square, Nailsea, BS48 1RR
Description: Retention and conversion of a three-storey element of building and erection of an additional storey on top, demolition of the rest of the structure and erection of up to six storeys to provide a total of 38no. dwellings with commercial, business and service (Use Class E) floor space on the ground floor facing Somerset Square, 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 conditions:

- 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 is approved in accordance with the documents submitted with the application and the plans set out below.

Drawings

3275 PA 100 A Site Location Plan
3275 PA 108 Proposed Floor Areas
3275 PA 109B Proposed Site Block Plan 1:500@A3
3275 PA 110B Lower Ground Floor Plan
3275 PA 111A Ground Floor Plan
3275 PA 112A First Floor Plan
3275 PA 113A Second Floor Plan

3275 PA 114B Third Floor Plan 1:100@A1
3275 PA 115B Fourth Floor Plan 1:100 @ A1
3275 PA 116A Fifth Floor Plan
3275 PA 117A Roof Plan 1:100@A1
3275 PA 120A East + West Elevations 1:100@A1
3275 PA 121A North + South Elevations 1:100@A1
3275 PA 122B Site Context Elevations 1:200@A1
3275 PA 125 Building Sections 1:100@A1
3275 PA 126A Context views NTS@A1
3275 PA 127 Context views
3275_PA 132A@A3-Shadow Study Equinox from South East
PA133A@A3
3275_PA 131B Shadow Study 21st June - from South East
3275_PA 132A@A3
3275 PA 130B@A3 Shadow Study Equinox - from Christ Church Close
3275 PA 131B@A3 Shadow Study 21st June - from Christ Church Close
3275 PA130B@A3 Views of the proposed building
3275 PA 140A Aerial view from north east NTS@A3
3275 PA 141A Aerial view from south east NTS@A3
3275 PA 142A Aerial view from west N.T.S@A3
3275 PA 145A View from Christ Church Close NTS@A3
3275 PA 146A View along Somerset Square NTS@A3
3275 PA 147A View of entrance NTS@A3.

Reports / Other Documents

Design and Access Statement (dated May 2022) - by O'Leary Goss Architects
Ecological Impact Assessment (dated March 2022) - by Clarkson & Woods
Planning and Heritage Statement (dated May 2022) - by CSJ Planning
Drainage Strategy Report Rev A (dated March 2022) - by Build Collective
Technical Note on Access (HTp/2209/TN/01/A - dated March 2022) - by Highgate
Transportation
Energy Statement (dated 25/03/2022) - by Complete Energy Consultants
Highways Technical Note (2209/TN/02 - dated August 2022) - by Highgate
Transportation
Building height rationale (dated 31st October 2022) - by O'Leary Goss Architects
Planning Supporting Technical Note (23rd November 2022) - by Rapleys LLP
Townscape and Visual Impact Assessment (October 2022) - by Liz Lake Associates
Affordable and Housing Mix Statement (dated May 2022) - by CSJ Planning
Arboricultural Impact Assessment, Arboricultural Method Statement, Tree Protection
Plan (March 2022) - by Hillside Trees Ltd
Fire Statement, plan, and strategy - Hydrock
Accessible Housing Statement (10th March 2022) - O'Leary Goss Architects
Bat Survey Report by Clarkson and Woods (dated November 2025)

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

3 No phase or component of development shall be commenced, including site

preparation or site clearance works, until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include:

- (a) the location where site operatives and visitor vehicle parking will take place on the site
- (b) the location of the site compound for the loading, unloading and storage of plant and materials including waste materials, and temporary site offices
- (c) the erection and maintenance of security hoarding
- (d) the means to reduce mud and debris from the site being deposited on the road network, including details of road cleaning and/or wheel wash facilities
- (e) measures to control the emission of dust and dirt during construction
- (f) measures to control noise from works on the site
- (g) managing complaints
- (h) Any formal parking restrictions/and or traffic management to enable the works to be carried out
- (i) details of measures to avoid harm to protected species and their habitats during construction. This shall include the following:
 - (1) Risk assessment of potentially damaging construction activities
 - (2) Identification of "biodiversity protection zones".

Reason: A pre-commencement condition is required necessary to ensure that works are properly managed and to reduce their environmental impacts and to prevent harmful impacts on the living conditions or nearby residents, in accordance with Policies CS3, CS4, CS7 and CS10 of the North Somerset Core Strategy and Policy DM8 of the North Somerset Sites and Policies Plan Part 1.

Finished Levels

- 4 No development shall be commenced until details of the finished ground levels, finished site slab levels, finished floor levels and the ridge height of the proposed dwellings in relation to existing ground levels within the site, fixed datum points outside the site and the ridge heights of at least two adjoining buildings. The development shall be carried out in accordance with the approved details.

Reason: A pre-commencement condition is necessary to ensure the height relationship between the approved buildings and adjoining properties is accurately shown in accordance with policy CS12 of the North Somerset Core Strategy and DM32 of the North Somerset Sites and Policies Plan Part 1.

Flood Prevention / Drainage

- 5 No above ground work shall take place until details of the green roof and surface water attenuation has been submitted to and approved in writing by the local planning authority.

Reason: To reduce the risk of flooding to the development from surface water, and in accordance with 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).

- 6 No above groundwork shall take place until details of the implementation, maintenance, and management of the approved sustainable drainage scheme has 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:

i) a timetable for its implementation and maintenance during construction and handover; and

ii) 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: This condition is necessary 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 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).

Noise Standards for Residential Units

- 7 No dwellings shall be occupied until a scheme for achieving internal noise levels outlined in BS8233:2014 and World Health Organisation Guidelines have been submitted and approved in writing by the Local Planning Authority, and the approved scheme has been fully implemented. The approved scheme shall be maintained thereafter.

Reason: In the interests of the living conditions of the occupants of the dwellings and in accordance with section 11 of the National Planning Policy Framework and policy CS3 of the North Somerset Core Strategy.

Access, Parking and Refuse Facilities

- 8 No dwelling shall be occupied until vehicle and cycle parking and refuse storage facilities have been constructed in accordance with the approved details and they are available for use. Once provided the said elements shall be retained for their intended purpose.

Reason: To ensure that the use is provided with parking spaces to the satisfaction of the Local Planning Authority and in accordance with Policy CS10, CS11 of the North Somerset Core Strategy, and policies DM24, 25 and DM28 of the North Somerset Sites and Policies Plan (Part 1).

- 9 No dwellings shall be occupied until an on-site car parking management plan has been submitted to and approved by the Local Planning Authority. This shall include flexible and demand responsive measures to optimise residential parking spaces and measures to enforce this. Once commenced, the on-site car parking spaces shall be operated in accordance with the approved details.

Reason: To ensure on-site car parking is effectively managed and to reduce the demand for off-site residential parking, in accordance with policies CS10 and 11 of the North Somerset Core Strategy and DM24 and 28 of the North Somerset Sites and Policies Plan.

Landscaping

- 10 No dwellings hereby shall be occupied until a soft landscape scheme for the area to the west side of the building has been submitted to and approved in writing by the Local Planning Authority. This shall show details of all trees, hedgerows and other planting to be retained; and a planting specification to include numbers, size, species and positions of all new trees and shrubs and details of boundary treatment. The approved works shall be carried out in the first available planting season following the completion of the building works hereby granted. 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.

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.

Ecology

- 11 The development shall be carried out in accordance with the mitigation measures set out in the Clarkson & Woods Ecological Impact Assessment report dated March 2022. These works shall be implemented before any of the dwellings hereby approved are occupied.

Reason: To ensure the development achieves the required level of ecological mitigation and gain in accordance with policy CS4 of the North Somerset Core Strategy.

Design Details / Building Materials

- 12 Notwithstanding the approved drawings including the elevations, the following further design details shall be submitted to and approved in writing by the Local Planning Authority before construction above ground level begins

i) at a scale of 1:20, drawings showing the width, material, colour, profile, design and

opening method of all windows, and balcony or sliding doors, together with a cross section showing the depth of the reveal between the outside face of windows and door frames and the outer face of the adjoining walls.

ii) at a scale of 1:20 drawings showing the dimensions, materials, colour and design of the pedestrian entrances points including any recessed lobbies and lighting; shopfronts, Juliet balconies and balcony railings and parapets or other architectural projecting coursed elements.

The development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the development is acceptable and in accordance with Policies CS5, CS11 and 12 of the Core Strategy and DM28 of the Sites and Policies Plan Part 1.

- 13 Samples of the exterior building materials including walling, doors, and window frames, coping stones and railings shall be provided on site for inspection and shall be approved by the Local Planning Authority before they are used in the development. Any exterior cladding systems shall demonstrate that they are fire resistant before they are installed. The development shall be carried out in accordance with the approved details.

Reason: To ensure the specification of exterior materials are appropriate to the location and are suitably fire resistant, in accordance with policy CS12 of the North Somerset Core Strategy and DM32 of the North Somerset Sites and Policies Plan Part 1.

Accessible Homes

- 14 A minimum of 17% of the dwellings (7 units) shall be constructed to comply with 'accessible and adaptable housing standards' contained in 'The Building Regulations 2010 Volume 1 M4(2) Category Two: Accessible and adaptable dwellings'. The location of these dwellings shall be provided together with details of how they will comply with the said standards. The approved details shall be fully implemented before these dwellings are occupied.

Reason: To ensure that sufficient accessible housing is provided in accordance with 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).

Renewable Energy

- 15 No dwellings shall be occupied until it has been demonstrated through appropriate calculations that 15% of the on-going energy requirement for the development can be supplied through micro-renewable technologies. Details of the apparatus to deliver this shall include their type, size, appearance, and location shall be installed and be in working order before any dwellings are occupied, in accordance with details that have been submitted to and approved in writing by the Local Planning Authority.

Reason: To secure a high level of energy saving by reducing carbon emissions in accordance with policies CS1 and CS2 of the North Somerset Core Strategy.

Commercial Units

- 16 The commercial units hereby granted shall only be used for uses falling within use class E of the Town and Country Planning (Use Classes) Order 1987 (as amended), except that they shall not be used as a public house within the scope of class E(b).

Reason: Such use is unlikely to be compatible immediately below and adjacent to housing, and in accordance with policy CS3 of the North Somerset Core Strategy.

- 17 No external plant including ventilation, extraction, colling, heating systems or odour control, including roof top plant and safety railings, shall be installed unless details of its size, appearance, location, colour, and noise output, has been submitted to and approved in writing by the Local Planning Authority. The plant shall be installed in accordance with the approved details.

Reason: To ensure that its appearance is acceptable and to reduce the potential for harmful impacts on nearby residents by reason of noise or odour, in accordance with policies CS3 and CS12 of the North Somerset Core Strategy.

- 18 The commercial units hereby granted shall not be opened for trade outside the following hours: 07:00 Hours to 22:00 Hours Mondays to Saturdays and 08:00 Hours to 18:00 Hours on Sundays or Public Holidays. Deliveries or collections to the commercial units shall be restricted to the same operating hours.

Reason: To reduce the potential of these units causing noise disturbance to nearby residents, in accordance with policy CS3 of the North Somerset Core Strategy.

- 19 The commercial units shall not be brought in to use until details of service access and waste storage and collection for each unit has been submitted to and approved in writing by the Local Planning Authority. The commercial units shall be operated in accordance with the approved details.

Reason: To ensure that a practical operating regime is in place in accordance with policy CS12 and DM32.

Ground Conditions

- 20 No development shall take place until an assessment of the nature and extent of any contamination on the site has been carried out and submitted to the Local Planning Authority (LPA) for approval in writing. This assessment must be undertaken by a competent person and must include:

1. A survey of the extent, scale, and nature of contamination.

2. An assessment of the potential risks to:

o Human health;

- o Property (existing or proposed) including buildings, service lines, and pipes;
- o Adjoining land;
- o Groundwaters and surface waters;
- o Ecological systems; and
- o Archaeological sites and ancient monuments.

If the assessment indicates that remediation is necessary, a detailed remediation scheme to bring the site to a condition suitable for the intended use must be submitted to and approved in writing by the LPA before development begins. The remediation scheme shall:

Remove unacceptable risks to human health, buildings, and other property, as well as the natural and historical environment.

Include all works to be undertaken, remediation objectives, and criteria, an appraisal of remediation options, and the preferred option(s).

Provide a timetable for the works and site management procedures.

Ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

The approved remediation scheme must be implemented in accordance with the approved timetable of works. Within 3 months of the completion of the approved remediation measures, a validation report demonstrating the effectiveness of the remediation carried out must be submitted to and approved in writing by the LPA.

Reason: To ensure that the land is suitable for its intended use in accordance with section 11 of the National Planning Policy Framework and policy CS3 of the North Somerset Core Strategy.

- 21 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any Order revoking and re-enacting that Order, no electricity sub-station or gas governor shall be erected on any part of the development site hereby permitted, without the prior written permission of the Local Planning Authority.

Reason: In the interests of protecting the living conditions of neighbouring residents in accordance with policies DM32 and DM37 the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Residential Design Guide SPD (Section 1: Protecting living conditions of neighbours).

- 22 The works shall not in any circumstances commence unless the Local Planning Authority has been provided with either: i. a copy of the licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorising the development to go ahead; or ii. a copy of a letter

from Natural England confirming that the works fall within the remit of a Bat Mitigation Class Licence (WML-CL21) and that the site has been registered in accordance with the class licence iii. a statement in writing from the licensed ecologist to the effect that he/she does not consider that the specified development will require a licence.

Reason: In the interest of the strict protection of European protected species and in accordance with 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 Where a European protected species licence is required, works will not in any circumstances commence until: i. Relevant site operatives have been inducted by a licensed bat ecologist to make them aware of the possible presence of bats, their legal protection and of working practices to avoid harming bats. ii. Suitable provisions are made available to accommodate any discovered bat(s) as directed by a licensed bat ecologist. Any such provisions will be maintained in-situ thereafter. iii. Works potentially affecting bats will then proceed under the supervision of the licensed bat ecologist.

Written confirmation of the induction and installation of any suitable provisions will be submitted to the Local Planning Authority by the ecologist after completion.

Reason: To ensure the strict protection of European protected species and in accordance with 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).

- 24 Provision shall be maintained for roosting bats in the same location as currently found as per section 7.3 of the Bat Survey Report by Clarkson and Woods (dated November 2025), ref: 1850EclA-NH, dated November 2023. The location of and type of roost entrances will be set out in the design. The applicant shall provide evidence to the LPA that the proposed alternative entrance to the roost has been completed before works affecting the existing roost entrance commence. 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. The roosts will be implemented in strict accordance with the agreed scheme and maintained for the exclusive use of bats thereafter.

Reason: To ensure compliance with the Conservation of Habitats and Species Regulations 2017, the Wildlife and Countryside Act 1981 (as amended), The Natural Environment and Rural communities (NERC) Act 2006, policy CS4 of the North Somerset Core Strategy and policy DM8 of the North Somerset Sites and Policies Plan (Part 1).

- 25 No means of external illumination, other than those approved as part of the current application, shall be installed on site and shall not be varied without the permission in writing of the Local Planning Authority.

Reason: To protect bat habitat in accordance with the Conservation of Habitats and

Species Regulations 2017 (as amended, including by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019), 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).

Advice Notes:

- 1 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 This permission must be read in conjunction with the S106 Legal Agreement

For advice about how to comply with the conditions above visit

<https://www.n-somerset.gov.uk/my-services/planning-building-control/planning-advice/planning-conditions>

IMPORTANT - Biodiversity Net Gain Condition

The development granted by this notice must not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan, or
- (c) the development is exempt from the biodiversity gain condition

Details about how to comply with this statutory condition and when development is exempt from it are set out below within the notes attached to this notice below.

Date: 14 April 2026
Signed: Matt Lenny
Director of Healthy and Sustainable
Communities

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 or land owner 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](#).

LABC Warranty

With policies underwritten by 'A' rated global insurers, you can secure finance more easily and get technical guidance throughout the build to limit the potential for any problems and ensure your reputation is protected. You will benefit from the support of a dedicated Account Manager and Customer Service contact. Visit <https://www.labcwarranty.co.uk/>

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](#). 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.

Biodiversity Net Gain Condition

Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the “biodiversity gain condition” which means development granted by this notice must not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan, or
- (c) the development is exempt from the biodiversity gain condition

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan is North Somerset Council.

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

If this permission which has been granted has the effect of requiring or permitting the development to proceed in phases. The modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 would apply if the permission were subject to the biodiversity gain condition. In summary: Biodiversity gain plans would be required to be submitted to, and approved by, the planning authority before development may be begun (the overall plan), and before each phase of development may be begun (phase plans).

Advice about how to prepare a Biodiversity Gain Plan and a template can be found at [Submit a biodiversity gain plan - GOV.UK \(www.gov.uk\)](https://www.gov.uk/submit-a-biodiversity-gain-plan).

The Biodiversity Gain Plan should be submitted as an 'application for approval of details reserved by condition following grant of planning permission' via the Planning Portal. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below.

Exemptions and transitional arrangements

The biodiversity gain condition does not apply in the following circumstances:

1. The application for planning permission was made before 12 February 2024.
2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.
3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and
 - (i) the original planning permission to which the section 73 planning permission relates* was granted before 12 February 2024; or
 - (ii) the application for the original planning permission* to which the section 73 planning permission relates was made before 12 February 2024.
4. Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:
 - i) the application for planning permission was made before 2 April 2024;
 - ii) planning permission is granted which has effect before 2 April 2024; or
 - iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).
- 4.1 Development below the de minimis threshold, meaning development which:
 - i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
 - ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).
- 4.2 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).
- 4.3 Self and Custom Build Development, meaning development which:
 - i) consists of no more than 9 dwellings;
 - ii) is carried out on a site which has an area no larger than 0.5 hectares; and
 - iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).
- 4.5 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.

* "original planning permission means the permission to which the section 73 planning permission relates" means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.

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.

Before making an appeal, you may find it helpful to review guidance and watch a video explaining the appeals process at [Make an appeal to the Planning Inspectorate and associated guidance](#).

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-decision.

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

APPLICATION NUMBER – 22/P/1296/FUL
ACFULZ

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.

Addresses

For reasons of public safety, if your consent involves the creation of new properties which will require addresses or a change of use which may require an update to an existing address please contact Street Naming and Property Numbering, Town Hall, Walliscote Grove Road, Weston-super-Mare, BS23 1UJ; Tel: 01275 888761; email: strnames@n-somerset.gov.uk. Learn more on our website <https://n-somerset.gov.uk/my-services/parking-travel-roads/roads-streets/street-naming-numbering>.

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.

Community Infrastructure Levy (CIL)

North Somerset Council adopted the Community Infrastructure Levy (CIL) Charging Schedule on 18th January 2018. If your development is liable for the CIL, this Planning Decision Notice will be followed by a CIL Liability Notice to set out the amount payable and the next steps. You must not commence development until the CIL Team confirms in writing that the requirements and obligations of the CIL have been complied with. It is strongly advised you familiarise yourself with the CIL process prior to commencement of development, you can find out more about the CIL on our website here: [Community infrastructure levy | North Somerset Council \(n-somerset.gov.uk\)](#) or by contacting the CIL Team on: cil@n-somerset.gov.uk