

NOTICE OF DECISION

Town And Country Planning Act 1990



Rob Toal
Benjamin + Beauchamp
Benjamin + Beauchamp Architects
The Borough Studios
The Borough
Wedmore
BS28 4EB

Application Number: 24/P/0759/FUL

Category: Full application

Application No: 24/P/0759/FUL
Applicant: Mrs A Turner
Site: Winscombe Community Centre ,11 Sandford Road, Winscombe,BS25 1JA
Description: Variation of conditions 5, 6, 10, 11, 12, 13, 16 and 18 of permission 21/P/1037/FUL (Erection of a purpose built two storey community centre building to replace 3no. existing temporary buildings. Alterations to the Old School Building - including demolition of single storey side extension, erection of single storey rear extension, new hipped roof over flat roof building and new ramped entrance on rear elevation. Alterations to access onto Sandford Road) to allow for the community centre to be built on a phased basis

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 condition(s):-

- 1 The development hereby permitted shall be begun before the 25/02/2025.

Reason: In accordance with the provisions of section 91 of the Town and Country Planning Act 1990 and because the planning permission 21/P/1037/FUL expires on 25/02/2025.

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

0785.P.01 REV A SITE LOCATION PLAN
0785.P.020 PROPOSED GROUND FLOOR PLAN - PHASE 1
0785.P.021 PROPOSED FIRST AND ROOF PLAN - PHASE 1
0785.P.022 PROPOSED ELEVATIONS - PHASE 1
0785.P.023 PROPOSED ELEVATIONS AND SECTIONS - PHASE 1
0785.P.026 PHASE 1 SITE PLAN
0785.P.027 PHASE 2 SITE PLAN
0785.P.028 PHASE 3 SITE PLAN

SUDS DRAINAGE STRATEGY & MAINTENANCE

25143-VTX-XX-XX-DR-C-1001 1 IN 100 ANNUAL FLOOD RISK
25143-VTX-XX-XX-DR-C-1002 SUDS STRATEGY PROPOSED DRAINAGE LAYOUT
25143-VTX-XX-XX-DR-C-1003 SUDS STRATEGY IMPERMEABLE AREA LAYOUT

REV B DESIGN & ACCESS STATEMENT
ECOLOGICAL IMPACT ASSESSMENT

Plans and documents submitted for application no: 21/P/1037/FUL

Existing site plan drg. no. 0785 S.02 Rev A dated 11.11.2020
Proposed Location plan drg. no. 0785 P.001 Rev A dated 11.11.2020
Roof and Ground Floor Plan as Existing - Old School Building drg. no. 0785 S.003 dated 03.03.2021
Existing Elevations - Old School Building drg. no. 0785 S.007 dated 04.03.2021
Topographic Plan drg. no. 0785 S.001 Rev B dated 01.04.2021
Proposed Site plan drg. no. 0785 P.02 Rev F dated 01.04.2021
Proposed Ground Floor Plan - Community Centre Building drg. no. 0785 P.003 Rev F dated 01.04.2021
Proposed First Floor & Roof Plan - Community Centre Building drg. no. 0785 P.003 Rev F dated 01.04.2021
Proposed Elevations - Community Centre Building drg. no. 0785 P.005 Rev D dated 01.04.2021
Proposed Elevations & Sections - Community Centre Building drg. no. 0785 P.006 Rev D dated 01.04.2021
Ground Floor and Roof Plan as Proposed - Old School Building drg. no. 0785 P.010 dated 12.02.2021
Proposed Elevations - Old School Building drg. no. 0785 P.011 dated 26.03.2021
Proposed External Lighting Isoline Plots drg. no. 21/1765/E/02 dated 21.11.2021
Proposed External Lighting Layout drg. no. 21/1765/E/01 Rev P4 dated 19.11.2021
Surface Water SUDS Strategy SUDS Details project no. MD18.21 drg. no. 04 dated 16.09.2021
Surface Water SUDS Drainage Strategy Impermeable Area Plan project no. 44509 drg. no. 03 dated 10.09.2021
Surface Water SUDS Drainage Strategy project no. 44509 (MD18.21) drg. no. 02A dated 16.09.2021

Design & Access Statement project no. 0785 dated Feb 2021
Winscombe Community Centre External Lighting Report dated Date: 18.11.2021
Internal Luminarie Layouts Report Received 23.11.2021
Ecological Impact Assessment Version 3 dated 01/10/21
Arboricultural Impact Assessment, Arboricultural Method Statement, Tree Protection Plan Version V02 dated 09.09.2021 Tree Survey and Constraints Plan dated 21.02.2018
Supplementary Information to the Tree Survey and Constraints Plan dated Feb 2018
New Community Centre Business Plan Issue No:- 1 dated 17/12/20
New Community Centre Business Plan Appendix Booklet Issue No:- 1 dated 17/12/20

Surface Water SUDS Drainage Strategy Ref MD18.21-001SUDS Rev 1 dated March 2021

Sustainability & Energy Statement dated March 2021

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

- 3 No external walls or roofs shall be constructed until samples of the walling and roofing materials to be used in the development have first been submitted to and approved, in writing, by the Local Planning Authority. The development shall be carried out in the approved materials unless otherwise agreed in writing.

Reason: To ensure that the materials are acceptable in the interests of the appearance of the area and in accordance with policy CS12 of the North Somerset Core Strategy and policy DM32 of the North Somerset Sites and Policies Plan (Part 1).

For advice about providing samples of materials, please refer to www.n-somerset.gov.uk/materialsconditions

- 4 No development shall take place until full plans and specifications detailing the finished floor, ground and ridge height levels of the development have been submitted to and approved, in writing, by the Local Planning Authority. Thereafter, the development shall not take place except in accordance with the approved details.

Reason: In order to ensure that the height of the development is appropriate in the interests of the character and appearance of the area and the living conditions of neighbouring residents and in accordance with policy CS12 of the North Somerset Core Strategy, policy DM32 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). The details are required prior to commencement of development because ground works will influence finished heights and could not easily be remedied at a later stage in the development should the heights prove to be unacceptable.

- 5 The drainage works (relevant to phase 1) shall be implemented in accordance with Proposed drainage layout Drg no.25143-VTX-XX-XX-DR-C-1002 Rev P2, Surface Water SUDS strategy Impermeable Area Layout Drg no.25143-VTX-XX-DR-C-1003 Rev P1, Surface Water Flood Extent and Depth Drg no. 25143-VTX-XX-XX-DR-C-1001 Rev P1, SUDS Drainage Strategy & Maintenance Plan Ref: 25143-VTX-XX-XX-RP-D-2001 Rev P1. The measures detailed shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the development from surface water/watercourses, 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 Prior to the commencement of phase 2 or 3 of the development, details of the implementation, maintenance and management of the approved sustainable drainage scheme for each phase shall be submitted 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 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).

For advice about discharging this condition please refer to www.n-somerset.gov.uk/drainageconditions

- 7 The development shall not take place except in strict accordance with the measures outlined in the Ecological Impact Assessment Version 3 dated 01/10/21 submitted with application ref: 21/P/1037/FUL. 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.

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, The Protection of Badgers Act 1992], policy CS4 of the North Somerset Core Strategy and policy DM8 of the North Somerset Sites and Policies Plan (Part 1).

Advice about discharging conditions relating to ecological mitigation can be found at:
www.n-somerset.gov.uk/batroostconditions
www.n-somerset.gov.uk/birdboxconditions
www.n-somerset.gov.uk/ecologyconditions

- 8 No development shall take place on each phase of development (including Phase 1) until a Construction Environmental Method Statement, Landscape and Ecological Management Plan and Landscaping Plan for each phase have been submitted to and approved in writing by the Local Planning Authority. These shall include:
- o details of the method of works including method statements,
 - o siting and installation of services such as drainage,
 - o measures for storage and disposal of waste and
 - o measures to protect ecological features including retained habitats and ecological features during the construction phases, as well as long-term management and enhancement of ecological features.

Works shall be implemented in strict accordance to the approved methodology including timescales relevant to each phase, unless otherwise agreed in writing. These plans shall implement ecological measures as set out in the Ecological Impact Assessment Version 3 dated 01/10/21.

Reason: To comply with the Conservation of Habitats and Species Regulations 2017, Policy CS4 of the North Somerset Core Strategy and Policy DM8 of the North Somerset Sites and Policies Plan (Part 1) due to the proximity to a European designated site. The details are required prior to commencement of development in order to ensure that the designated site is not harmed during construction or site preparation.

Advice about discharging ecology conditions can be found at: www.n-somerset.gov.uk/ecologyconditions

- 9 Details of any external floodlighting and means of external illumination of any building or structure at the site shall be submitted to and approved, in writing, by the Local Planning Authority before the building is occupied. No means of external illumination shall be installed other than in accordance with the approved details and shall not be varied without the permission in writing of the Local Planning Authority.

Reason: To ensure no adverse impacts on nearby occupants or visual amenity in accordance with policy CS3 of the North Somerset Core Strategy and to protect bat habitat in accordance with the Conservation of Habitats and Species Regulations 2017, 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).

- 10 The proposed hall shown on 'Phase 3 Site Plan' Drg no. 0785.P.028 dated 01.03.2024 hereby permitted shall not be brought into use until the vehicular access including measures to prevent surface water run-off onto the highway has been constructed in accordance with the approved plans and specifications.

Reason: To ensure that the development is served by a satisfactory means of vehicular access in the interests of road safety whilst minimising the risk of surface water flooding, and in accordance with policies CS3, CS10 and CS10 of the North Somerset Core Strategy and policies DM1 and DM24 of the North Somerset Sites and Policies Plan (Part 1).

- 11 The proposed hall shown on 'Phase 3 Site Plan' Drg no. 0785.P.028 dated 01.03.2024 hereby permitted shall not be brought into use until the parking area has been constructed in accordance with the approved details and the approved sustainable drainage scheme. The parking area shall thereafter be maintained and be permanently retained in accordance with the approved details and drainage scheme.

Reason: To provide adequate parking whilst minimising the risk of surface water flooding, and in accordance with policies CS3 and CS11 of the North Somerset Core Strategy and policies DM1 and DM28 of the North Somerset Sites and Policies Plan (Part 1- Development Management Policies).

- 12 The new community centre building shown on 'Phase 1 Site Plan' Drg no. 0785.P.028 dated 01.03.2024 hereby permitted shall not be brought into use until Electric Vehicle (EV) charging provision has been installed in accordance with the approved plans and specifications. Once installed, the Electric Vehicle Charging provision shall be retained and maintained thereafter and shall not be removed without the prior written permission of the Local Planning Authority.

Reason: In order to ensure that the development is equipped with facilities to enable the charging Electric Vehicles in the interests of reducing greenhouse gas emissions and tackling climate change - and in accordance with policies CS1, CS2, CS10 and CS11 of the North Somerset Core Strategy, policy DM28 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Parking Standards SPD and Creating Sustainable Buildings and Places SPD.

- 13 The new community centre building hereby permitted shall not be occupied until secure parking facilities for 28 bicycles have been provided in accordance with the approved plans and specifications. The approved facilities shall thereafter be permanently retained and kept available for the parking of bicycles at all times.

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 DM28 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Parking Standards SPD.

- 14 No development shall take place, including any works of demolition, until a Construction Method Statement for each phase of the development has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- (a) the parking of vehicles of site operatives, staff and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials used in constructing the development
- (d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- (e) wheel washing facilities
- (f) measures to control the emission of dust and dirt during construction
- (g) measures to control noise from works on the site
- (h) a scheme for recycling/disposing of waste resulting from demolition and construction works
- (i) measures to keep access roads clear of vehicles
- (j) HGV routing and restrictions
- (k) construction phasing restrictions
- (l) location and specification of fencing and other measures for the protection of retained trees
- (m) times of site operation
- (n) volume of HGV movements daily
- (o) mitigation measures for any remedial

Reason: In order to preserve highway safety, local amenity and the living conditions of nearby residents and in accordance with policy CS3 of the North Somerset Core Strategy and policies DM9 and DM24 of the North Somerset Sites and Policies Plan (Part 1). The details are required prior to the commencement of development in order to ensure that construction works do not pose a threat to amenity, health or safety.

- 15 The development hereby permitted shall not be carried out except in accordance with the approved Arboricultural Method Statement Report and Tree Protection Plan.

Reason: To ensure that the 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 and CS9 of the North Somerset Core Strategy, Policies DM8, DM9, DM10 and DM19 of the North Somerset Sites and Policies Plan Part 1 and the North Somerset Biodiversity and Trees SPD.

- 16 No buildings hereby approved shall be occupied until a hard and soft landscape scheme for each phase of the development has been submitted to and approved in writing by the Local Planning Authority showing details of all trees, hedgerows and other planting to be retained; finished ground levels; a planting specification to include numbers, size, species and positions of all new trees and shrubs; details of existing and proposed walls, fences, other boundary treatment and surface treatment of the open parts of the site; and a programme of implementation. The hard and soft landscaping scheme for each phase of development shall be carried out in accordance with the approved details, specifications and programme of implementation. 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. All hard landscape works shall be permanently retained in accordance with the approved details unless otherwise agreed, in writing, by the Local Planning Authority.

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. For advice on how to discharge this condition, please refer to www.n-somerset.gov.uk/landscapingconditions

- 17 The new community centre building hereby permitted shall not be brought into use until space and facilities for the separate storage and collection of waste and recycling materials have been provided in accordance with plans and specifications that have first been submitted to and approved, in writing, by the Local Planning Authority. The said space and facilities shall thereafter shall be made permanently available for the storage and collection of waste and recycling materials only in connection with the use hereby permitted.

Reason: The Local Planning Authority wishes to encourage sustainable recycling initiatives in the interests of local amenity and sustainable waste management and in accordance with policies CS1, CS3 and CS7 of the North Somerset Core Strategy and policy DM32 of the North Somerset Sites and Policies Plan (Part 1).

For advice on how to discharge this condition please refer to www.n-somerset.gov.uk/wastestorageconditions

- 18 The new community centre building hereby approved shall not be occupied until the Air Source Heat Pump and Solar Panels shown on the Proposed Site plan drg. no. 0785 P.02 Rev F dated 01.04.2021, Proposed First Floor & Roof Plan - Community Centre Building drg. no. 0785 P.003 Rev F dated 01.04.2021, Proposed Elevations - Community Centre Building drg. no. 0785 P.005 Rev D dated 01.04.2021 and Proposed Elevations & Sections - Community Centre Building drg. no. 0785 P.006 Rev D dated 01.04.2021 and described in the Sustainability & Energy Statement dated March 202 have been installed in accordance with the details hereby approved and are fully operational. Thereafter, the Air Source Heat Pump and Solar Panels shall be permanently retained in accordance with the approved details 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 the council's 'Creating sustainable buildings and places' Supplementary Planning Document.

- 19 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or any Orders revoking and re-enacting those Orders, with or without modification), the premises shall be used as community halls and meeting places falling within Class F2(b) and for no other purpose.

Reason: The Local Planning Authority wishes to retain control over the use of the premises in the interests of the character of the area, in the order to minimise noise nuisance in the interests of nearby occupants and in order to retain the use of the site for the purpose of the local community and in accordance with policies CS3, CS27 and CS32 of the North Somerset Core Strategy and policies DM32 and DM69 of the North Somerset Sites and Policies Plan (Part 1).

- 20 The use hereby permitted shall not take place outside the hours of 07:00 hours to 00:00hours Mondays to Sunday and on Bank Holidays, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In order to minimise noise nuisance in the interests of nearby occupants and in accordance with policy CS3 of the North Somerset Core Strategy.

- 21 No development shall take place, including any works of demolition, until a Noise Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved Noise Management Plan shall be adhered to

throughout the construction period. The Noise Management Plan shall provide for:

- (a) Noise generated inside the building;
- (b) Noise generated from any events/activities outside;
- (c) Customers using the car park;
- (d) Noise from any air conditioning/chiller units/extraction fans (where applicable);
- (e) Deliveries;
- (f) Refuse bins.

Reason: In the interests of the living conditions nearby residents and in accordance with policy CS3 of the North Somerset Core Strategy.

- 22 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 extensions or external alterations to the Community Centre Building shall be carried out without the permission, in writing, of the Local Planning Authority.

Reason: The Local Planning Authority wish to retain control over extensions and external alterations in order to maintain the integrity and appearance of this development and the living conditions of neighbouring residents and in accordance with policy CS12 of the North Somerset Core Strategy, policies DM32 and DM69 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.

- 23 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 windows, rooflights or dormers (other than any expressly authorised by this permission) shall be inserted in the south elevation of the community centre building without the prior written consent of the Local Planning Authority.

Reason: To protect the living conditions of occupiers of adjoining properties and in accordance with policies DM32 and DM69 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).

- 24 No structure, erection or planting exceeding 600mm in height above the adjoining carriageway level shall be placed within the sight lines shown on the approved plans (Proposed Site plan drg. no. 0785 P.02 Rev F dated 01.04.2021).

Reason: To preserve sight lines in the interests of road safety 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).

Advice Notes:

- 1 Access for disabled people - public access: As the proposal involves a building to which the public are to be admitted, whether on payment or otherwise, your attention is drawn to the duties set out in the Equality Act 2010 and to the physical design

guidance, British Standards Institution Code of Practice BS 8300-1:2018 Design of an accessible and inclusive built environment - External Environment and BS 8300-2:2018 Design of an accessible and inclusive built environment - Buildings. Detailed guidance on a range of issues can be found on the council's website:
<https://theaccessofficer.n-somerset.gov.uk>

- 2 Flood resilience measures: The property and/or access is/are at risk of flooding from surface water. The applicant should consider including flood resilience measures within the construction of the development. The Environment Agency leaflet 'Prepare your property for flooding' contains some useful advice:
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/451622/LIT_4284.pdf
- 3 Special Area of Conservation: The proposals are within a Special Area of Conservation. Please note that this site is protected under the Conservation of Habitats and Species Regulations 2017. Negative impacts on the site must be avoided during implementation of proposals, including indirect impacts such as disturbance through noise, light spill or pollution.
- 4 Natural England Mitigation Licence: Please note that a relevant Natural England licence must be approved before works which are likely to lead to an offence under the Conservation of Habitats and Species Regulations 2017. To proceed without a licence in this case would be likely to result in a criminal offence.
- 5 Protected Species: All species of bats, (including their roosts), wild birds (including nests and eggs until the young have fledged), reptiles, great crested newts and dormice are legally protected. If these species, or actively used water vole burrows, otter holts or badger setts are encountered before or during building work you must cease work and contact a suitably qualified ecologist for advice. Details of suitably qualified ecologists operating regularly in North Somerset can be found using the search tool on the Chartered Institute of Ecology and Environmental Management: www.cieem.net/members-directory. In the event that European protected species are encountered (bats, great crested newt, dormice, water vole and otter), all works must cease and Natural England must be contacted immediately (0300 060 3900).
- 6 Works in the highway: It is noted that the applicant proposes to relocate the site access onto Sandford Road. This would require the creation of a new access/dropped crossing and the re-instatement of the existing access. Under section 184 (Highways Act 1980), any new works within the highway boundary must be to the Council's specification and prior to any works the developer must arrange with the Council's Streetworks Team (email; streetworks@n-somerset.gov.uk) for authorisation of the works within the highway. Such authorisation is required regardless of any other permissions or consents (e.g. planning permission). Dropped kerb applications are subject to approval from North Somerset Streetworks Team and must adhere to the dropped kerb policy and its dimensions. The width of a standard vehicle dropped kerb is 2.7 metres wide (absolute minimum), this may be increased to a maximum width of 4.5 metres wide (excluding tapers). The Dropped Kerb Policy and further information can be found on North Somerset Council's website.

Should any alterations to existing highway asset or utilities apparatus be required, the

full costs of any mitigation works must be met by the applicant.

- 7 Dropped kerb: A vehicular drop crossing is required to serve the proposed/widened access. This must be constructed to the council's specifications. Dropped kerb applications are subject to approval from North Somerset Highways.
- 8 It is recommended that electric bike charging points are provided, and that infrastructure is installed at the construction phase to support the later installation of further charge points.
- 9 Scaffolding and other works within the highway: Should any scaffolding, hoarding & fencing, mobile elevating work platforms (MEWPs) or builders materials be required on the highway the applicant should contact the Network Management Team to make arrangements at least 5 working days beforehand to apply for a licence (application form and fee applies). NSC does not accept roll on roll off skips on the highway. Contact via email; streetworks@n-somerset.gov.uk or call 01934 888802
- 10 It is advised that the following safety precautions are considered:

Pedestrian access - pedestrian access routes to the rear (south) of the new community building are restricted in the interest of safety.

Terrace- outdoor furniture invites use of the terrace area when the premises is closed, and any moveable furniture should be stored away when the premises is closed.

Vehicle access - consider gates to access set back 6m from the edge of the highway to prevent vehicle access further into the car parking area overnight to prevent vehicles causing potential nuisance out of hours/late at night.

Soft landscaping - new planting within the site should be maintained at a level to enable good levels of natural surveillance around the site and not impede any CCTV on site

CCTV - Any CCTV on site requires appropriate signage. CCTV system may be subject to the Surveillance Camera Commissioner's Guidelines on using surveillance cameras in public places. The Surveillance Camera Code of Practice and further information is available at: www.gov.uk/government/organisations/surveillance-camera-commissioner

CCTV cameras should provide images of recognition quality and should be positioned in such a way that site lighting does not interfere with picture quality. Refer to the Home Office Operational Requirements Manual for CCTV at: www.gov.uk/government/publications/cctv-guidance

Intruder Alarm - Buildings should linked to monitored intruder alarm system and set when the premises are not in use.

Physical Security Standards

Doorsets - New doorsets should be certificated to: PAS 24:2016 or LPS 1175 SR 2 or STS 201 or STS 202 BR2

Windows - Ground floor and easily accessible windows should be certificated to: PAS

24:2016 or STS 204 or equivalent standards.

Security Glazing - All ground floor and easily accessible glazing should incorporate one pane of laminated glass and be successfully tested to BS EN 356:2000 P1A.

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: 8 August 2024
Signed: Lucy Shomali
Director of Place

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

Our surveyors can help you find out if you will also need building regulations approval and advise you how to proceed. There is no charge for this service, which you can request online or by calling 01275 884550.

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/>

Builders and consultants

Many people worry about finding the right builder or consultant. Whilst we don't recommend any business, we do share on our website a list of local professionals that regularly use our building control service and who have won awards.

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.

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/guidance/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 .

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.

Protected species

The Wildlife and Countryside Act 1981 (as amended) makes it an offence to intentionally or recklessly disturb a protected species while it is occupying a place which it uses for shelter or protection. This includes, for example, bats or birds in roof spaces or cavities. Obtaining planning permission does not grant permission to disturb protected species. Licences can, however, be issued to allow construction works that would otherwise be prohibited. Applications for licences should be made to Natural England before any construction works commence on site.

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.

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 \(n-somerset.gov.uk\)](https://www.n-somerset.gov.uk) or by contacting the CIL Team on: cil@n-somerset.gov.uk

In dealing with the application, we have worked to determine the application in a positive and proactive manner in implementing 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.