

NOTICE OF DECISION

Town And Country Planning Act 1990



Persimmon Homes (Severn Valley)
Mr Josh Ashwin
Davidson House
106 New Foundland Way
Portishead
BS20 7QE

Application Number: 16/P/0888/F

Category: Full application

Application No: 16/P/0888/F
Applicant: Persimmon Homes (Severn Valley)
Site: Land Off Moor Road, Yatton, ,
Description: Residential development of 66no.dwellings with supporting infrastructure and enabling works including new vehicular access with Moor Road, public open space, landscaping and drainage infrastructure on land off Moor Road, Yatton.

North Somerset District Council in pursuance of powers under the above mentioned Act hereby **REFUSE PERMISSION** for the above development for the following reasons:

- 1 The proposed road would result in the unacceptable loss of trees and hedgerow and in conjunction with a cramped layout and excessive density of development for a semi-rural location would have a detrimental impact on the rural character and appearance of the former orchard and gateway setting of the village contrary to policies CS5 and CS14 of the Core Strategy, policies DM9, DM10, DM32 and DM36 of the Development Management Policies Sites and Policies Plan Part 1 and the North Somerset Landscape Character Area Supplementary Planning Guidance 2018.

Advice Notes:

- 1 Refused plans/documents: The application has been refused on the basic of the following submitted plans and compliance table;

Plans:

Location Plan - Drg. No. 101, rec. 21/02/19,
Planning Layout - Drg. No. 100 Rev. W, rec. 14/06/19,
External Materials Plan - Drg. No. 102 Rev. G, rec. 14/06/19,
Storey Heights Key Plan - Drg. No. 103 Rev. F, rec. 14/06/19,
Affordable Homes Key Plan - Drg. No. 104 Rev. F, rec. 14/06/19,
Cycle Storage Key Plan - Drg. No. 105 Rev. C, rec. 14/06/19,

APPLICATION NUMBER - 16/P/0888/F

Retained Orchard Plan Drg. No. 106 dated 28/03/19,
Landscape Plan Figure 1 - Rev. N, rec. 14/06/19,
Landscape Plan Figure 2 - Rev. M, rec. 14/06/19,
Proposed Site Access off Moor Road - Drg. No. 0609-013 Rev. A, rec. 21/03/18,
Vehicle Swept Path Analysis - Drg. No. 0609-014, rec. 21/03/18,
Proposed Finished Levels - Drg. No. 402 Rev B rec. 25/03/19,
Alnmouth Plans & Elevations - Drg. No 120.1 Rev B, (V1) rec 21/02/19,
Danbury Plans & Elevations - Drg. No 121.1 Rev C, (V1) rec 21/02/19,
Chatsworth Plans & Elevations - Drg. No 122.1 Rev C, (V1) rec 06/03/19,
Saunton Plans & Elevations - Drg. No 123.1 Rev C, (V1) rec 21/02/19,
Saunton Plans & Elevations - Drg. No 123.2 Rev B, (V2) rec 21/02/19,
Hatfield Plans & Elevations - Drg. No 124.1 Rev B, (V1) rec 21/02/19,
Hatfield Plans & Elevations - Drg. No 124.2 Rev C, (V2) rec 06/03/19,
Clayton Plans & Elevations - Drg. No 125.1 Rev D, (V1) rec 06/03/19,
Clayton House Type - C1 Plans & Elevations - Drg. No 125.2 Rev D, (V2) rec 06/03/19,
Clayton Plans & Elevations - Drg. No 125.3 Rev A, (V3) rec 06/03/19,
Roseberry Plans & Elevations - Drg. No 126.1 Rev B, (V1) rec 21/02/19,
Roseberry Plans & Elevations - Drg. No 126.2 Rev C, (V2) rec 06/03/19,
Chedworth Plans & Elevations - Drg. No 127.1 Rev B, (V1) rec 21/02/19,
Chedworth Plans & Elevations - Drg. No 127.2 Rev D, (V2) rec 06/03/19,
Chedworth Plans & Elevations - Drg. No 127.3 Rev B, (V3) rec 06/03/19,
1BF Plans & Elevations - Drg. No 130.1, (V1) rec 21/02/19,
WP2320A Plans & Elevations - Drg. No 131.1 Rev C, rec 21/02/19,
WP3420A Plans & Elevations - Drg. No 132.1 Rev E, rec 06/03/19,
WP4520A Plans & Elevations - Drg. No 133.1, rec 21/02/19,
2BWC Plans & Elevations - Drg. No 134.1, rec 21/02/19,
Garages & Bin Store Plans & Elevations (Planning) - Drg. No 140.1 Rev. A rec 21/02/19,
Fences & Enclosures Detail Sheet - Drg. No. 115 Rev 1, rec. 21/02/19.

Compliance Table

National Space Standards (NSS) Compliance Table received 01-07-19.

- Positive and proactive statement: The council worked with the applicant in a positive and proactive manner and 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 advice and publishing statutory consultee and neighbour comments on the council's website. The council also looked for solutions to enable the grant of planning permission and invited amendments and/or additional information be submitted to overcome concerns. However, notwithstanding these efforts the application does not comply with the relevant planning policies and clear reasons have been given to help the applicant understand why planning permission has not been granted.

Date: 24 July 2019
Signed:



Director of Development &
Environment

Please use our [online contact form](http://www.n-somerset.gov.uk/contactplanning) at www.n-somerset.gov.uk/contactplanning if you require further information on 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 or shopfront proposal 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.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.

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.co.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 us using our www.n-somerset.gov.uk/contactplanning

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.