

NOTICE OF DECISION

Town And Country Planning Act 1990



Miss Kate Holden
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Great Park Road
Almondsbury
Bristol
BS32 4QL

Application Number: 18/P/3659/FUL

Category: Full application

Application No: 18/P/3659/FUL
Applicant: Newland Homes
Site: Former UTAS Site, Claverham Works, Bishops Road, Claverham
Description: The demolition of former factory buildings and development of 77no. dwellings (to include retention, change of use and improvement of existing listed buildings), with improved access from Bishops Road, internal estate roads, landscaping. ecological enhancements and open space.

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.

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

1. Planning & Affordable Housing Statement, June 2018
2. Statement of Community Involvement, June 2018
3. Open Space Assessment, June 2018
4. Draft Heads of Terms, June 2018
5. Design and Access Statement B
6. Arboricultural Implications Assessment
7. Economic Statement, May 2018
8. Energy Statement, June 2018
9. Heritage Assessment, September 2017
10. Historic Building Assessment, April 2018
11. Geophysical Survey Report, May 2018
12. Flood Risk Assessment and Drainage Strategy with appendices A

13. Utilities Assessment, July 2018
 14. Landscape Maintenance Programme, October 2018
 15. Ground Investigation Report, November 2017
 16. Phase I Environmental Site Assessment, August 2015
 17. Phase II Environmental Site Assessment, June 2017
 18. Landscape Design Statement, May 2018
 19. Ecological Appraisal, June 2018
 20. Protected Species Report, November 2018
 21. Transport Assessment, April 2018
 22. Coal Mining Risk Assessment, June 2018
 23. Remediation Strategy, August 2018
 24. Summary of Critical Results by Maximum Level (supplementary MicroDrainage Calcs), June 2018
 25. Storm Sewer Design for the Modified Rational Method (supplementary MicroDrainage Calcs), June 2018
 26. Listed Building Schedule of Works
 27. Email from Newland Homes dated 8th October 2018 to Susan Munns
 28. Road Safety Audit, November 2018
 29. Road Safety Audit Designer's Response, November 2018
 30. Engineering Response to Highways Comments, Decemeber 2018
 31. Engineering Response to Highways Comments, March 2019
 32. Ecology Note - Bat Roost, March 2019
 33. Ecology Note - Letter of Response, March 2019
 34. Construction Management Plan B
 35. Construction Ecological Management Plan B
- Plans
1. Ref. 218-01 Location Plan A
 2. Ref. 218-05 Planning Layout C
 3. Ref. 218-06 Building Heights Plan B
 4. Ref. 218-12 Public Open Space Plan C
 5. Ref. 218-60 Street Scenes B
 6. Ref. 218 Housetypes Pack
- | | |
|--------------|---|
| 218-20-01 SH | A |
| 218-20-02 SH | A |
| 218-20-03 SH | A |
| 218-21-01 HO | |
| 218-21-02 HO | |
| 218-21-03 HO | |
| 218-21-04 HO | |
| 218-21-05 HO | |
| 218-22-01 HN | |
| 218-22-02 HN | |
| 218-23-01 CR | |
| 218-23-02 CR | |
| 218-23-03 CR | |
| 218-24-01 HA | A |
| 218-24-02 HA | A |
| 218-24-03 HA | A |
| 218-24-04 HA | A |
| 218-25-01 HL | |

218-25-02 HL
218-25-03 HL
218-26-01 PB
218-26-02 PB
218-27-01 PR
218-27-02 PR
218-28-01 TE A
218-28-02 TE A
218-29-01 CL
218-29-02 CL
218-30-01 Barn A
218-30-02 Barn A
218-31-01 Court de Wyck House
218-31-02 Court de Wyck House
218-31-03 Court de Wyck House
218-31-04 Court de Wyck House
218-31-05 Court de Wyck House
218-31-06 Court de Wyck House
218-31-07 Court de Wyck House
218-31-08 Court de Wyck House
218-32-01 Chapel
218-32-02 Chapel
218-32-03 Chapel
218-32-04 Chapel
218-32-05 Chapel
218-32-06 Chapel
218-40-01 Garage
218-40-02 Garage
218-40-03 Garage
Ref. 218-106 Parking Allocation Plan B
Ref. 218-131-1 Swept Path Analysis B
Ref. 218-131-2 Swept Path Analysis B
Ref. 218-131-3 Swept Path Analysis B
Ref. 218-131-4 Swept Path Analysis B
Ref. 218-141-1 External Works Layout E
Ref. 218-141-2 External Works Layout E
Ref. 218-141-3 External Works Layout E
Ref. 218-141-4 External Works Layout F
Ref. 218-142-1 Drainage and Levels E
Ref. 218-142-2 Drainage and Levels E
Ref. 218-142-3 Drainage and Levels E
Ref. 218-142-4 Drainage and Levels E
Ref. 218-144 Environmental Lighting Layout C
Ref. 218-151 External Works Details (walls, fences and railings)
Ref. 18_476_01 Landscape Plan G
Ref. 18_476_02 Landscape Maintenance Plan G
Topographical Survey, Sheet 1
Topographical Survey, Sheet 2
Topographical Survey, Sheet 3
Topographical Survey, Sheet 4

Topographical Survey, Sheet 5
 Ref. 218-33-01 Demolition Plan - Court de Wyck A
 Ref. 218-33-02 Demolition Plan - Court de Wyck A
 Ref. 218-34-01 Demolition Plan - Chapel A
 Ref. 218-14 Tree Removal Plan B
 Figure 3 Confidential Badger Survey Plan
 Ref. 218-101 S38 Layout D
 Ref. 218-102 S104 Layout C
 Ref. 218-107-1 Impermeable Areas B
 Ref. 218-107-2 Gully Catchment B
 218-107-3 Flood Routing Plan B
 Ref. 218-143-1 Finished Levels Layout C
 Ref. 218-143-2 Finished Levels Layout C
 Ref. 218-143-3 Finished Levels Layout C
 Ref. 218-143-4 Finished Levels Layout C
 Ref. 218-145 Traffic Signs and Road Markings B
 Ref. 218-121-1 Adoptable Highways Details, Sheet 1
 Ref. 218-121-1 Adoptable Highways Details, Sheet 2
 Ref. 218-121-1 Adoptable Highways Details, Sheet 3
 Ref. 218-121-1 Adoptable Highways Details, Sheet 4
 Ref. 218-113-1 Cross Sections
 Ref. 218-17 Bin Collection Plan
 Ref: P17-2094_WB Archaeological Watching Brief Plan

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

- 3 Prior to construction (post demolition) an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:
- (i) a survey of the extent, scale and nature of contamination;
 - (ii) an assessment of the potential risks to:
 - o human health,
 - o property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - o adjoining land,
 - o groundwater and surface waters,
 - o ecological systems,
 - o archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason: In order to ensure that land is suitable for the intended uses and in accordance with section 11 of the National Planning Policy Framework and policy CS3 of the North Somerset Core Strategy and to ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution in line with paragraph 109 of the National Planning Policy Framework and in accordance with policy CS3 of the North Somerset Core Strategy and policy DM1 of the North Somerset Sites and Policies Plan Part. 1

- 4 Prior to construction of development a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must 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.

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

- 5 The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

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

- 6 All approved landscaping works shall be carried out prior to occupation or the first available planting season thereafter, whichever is the sooner.

Reason: To ensure that a satisfactory landscaping scheme is implemented in accordance with policy CS9 of the North Somerset Core Strategy and policies DM10 and DM32 of the North Somerset Sites and Policies Plan Part 1.

- 7 The dwellings hereby approved shall not be occupied until the space and facilities provided on site for the storage and collection of waste have been constructed and implemented in accordance with the approved plans. Thereafter the approved space and facilities for the storage and collection of waste shall be permanently retained unless otherwise agreed in writing with the Local Planning Authority.

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

- 8 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.

- 9 The development hereby permitted shall be carried out in strict accordance with the methodology set out in the approved Construction Environmental Method Statement.

To comply with the Conservation of Habitats and Species Regulations 2017, Policy C4 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

- 10 Prior to first occupation on site the pedestrian crossing on Bishops Road and amendments to the junction with Bishops Road shall be completed in accordance with the approved plans.

Reason: In the interests of road safety and in accordance with policy DM24 of the North Somerset Sites and Policies Plan Part 1.

- 11 Prior to first occupation of the development, a travel plan which shall include clear objectives and modal split targets, together with a time-bound programme of implementation, monitoring, regular review and update; and be based on the particulars contained within the approved plans and documents, shall be submitted to and approved in writing by the Local Planning Authority and thereafter operated in accordance with the agreed details.

Reason: In order to secure sustainable modes of travel and in accordance with policies CS1 and CS10 of the North Somerset Core Strategy, policy DM26 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Travel Plans SPD.

- 12 Prior to commencement of development details of the external lighting, including temporary/construction and permanent lighting, shall be provided to include:

- (i) details of the type and location of the proposed lighting;
- (ii) existing lux levels affecting the site;
- (iii) details of the fencing to be provided around private rear gardens of the individual dwellings comprising close boarded back garden fences of sufficient height and standard to prevent light spill from the rear of individual houses onto boundary hedgerow must be submitted to, and approved in writing, by the Local Planning Authority. Thereafter the development must be carried out in accordance with the approved plans
- (iv) the proposed lux levels; and
- (v) lighting contour plans.

The Street Lighting Design Plan needs to demonstrate that light spill can be contained within the development, and the scheme shall ensure that light levels do not exceed 0.5 lux (and ideally are maintained at below 0.4 lux) along the boundary hedgerows and habitats to permit continued foraging and commuting of horseshoe bats across the landscape. Details for all external lighting shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Thereafter any external lighting shall be installed and operated in accordance with the approved details and shall not be varied without agreement in writing from the LPA.

Reason: To reduce the potential for light pollution in accordance with Policy CS12 of the North Somerset Core Strategy and to protect bat habitat in accordance with the Conservation of Habitats and Species (Amendment) Regulations 2012 and Wildlife and Countryside Act 1981 (as amended).

- 13 No above ground work shall take place until details of the implementation, maintenance and management of the approved sustainable drainage scheme have 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:

- 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 the National Planning Policy Framework (notably paragraphs 17, 103 and sections 10 and 11), 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). The information is required before works start on site because it is necessary to understand how the system will be maintained during construction

works and before the hand over to a management company to prevent flooding downstream of the system.

- 14 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the LPA) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the LPA. The remediation strategy shall be implemented as approved.

REASON:

To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site.

- 15 Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the LPA, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

REASON:

The site has been proven to be contaminated, there are records of two (2) deep bores on site which were used for water supply and there is a public water supply to the east assumed to be abstracting from the same aquifer units.

- 16 Trees, hedges and plants in any development phase shown in the landscaping scheme to be retained or planted, which during the development works or during a period of ten years following implementation of the landscaping scheme in that development parcel, which are removed without prior written approval from the Local Planning Authority or which die, become seriously diseased or damaged, shall be replaced in the first available planting season with other such species and size as are to be agreed with the Local Planning Authority.

Reason: To ensure as far as possible that the landscaping scheme is fully effective and in accordance with policy CS 30 of the North Somerset Core Strategy and policies DM10 and DM32 of the North Somerset Sites and Policies Development Management Plan Part 1.

- 17 No dwelling shall be occupied until the roads, footpaths and turning spaces shown on the plans to be approved, have been constructed in such a manner that each dwelling, is served by a properly consolidated and surfaced footpath and carriageway between the dwelling and the existing highway.

Reason: To ensure adequate access available for each occupier and in accordance with policy CS10 of the North Somerset Core Strategy and policy DM24 of the North Somerset Development Management Policies Sites and Policies Plan Part 1

- 18 The dwellings hereby approved shall not be occupied until measures to generate 15%

of the on-going energy requirements of the use (unless a different standard is agreed) through micro renewable or low-carbon technologies have been installed and are fully operational in accordance with the details submitted in the energy statement approved by the Local Planning Authority. Thereafter, the approved technologies shall be permanently retained unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In order to secure a high level of energy saving and reducing carbon emissions generated by the use of the building in accordance with Policies CS1 and CS2 of the North Somerset Core Strategy and policy DM2 of the North Somerset Development Management Policies Sites and Policies Plan Part 1

- 19 No external walls or roofs shall be constructed until details 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).

- 20 No development shall take place on the site until a detailed site development project plan setting out key milestones in the development, including site preparation, plot Outline approval decision notice commencements, installation of street lights, submission of drawings for approval in principle to structures and open spaces and play equipment, construction of footpaths and land drainage consents, and relates them to proposed dates for adoptions of each element has been submitted to and approved by the Local Planning Authority. The development shall proceed in accordance with this timetable unless any variations have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway and pedestrian safety and in accordance with policies DM24 and DM32 of the North Somerset Sites and Policies Development Management Plan Part 1

- 21 No development shall take place within the area indicated on the attached plan until the implementation of a programme of archaeological work in the form of a watching brief has been secured in accordance with a written scheme of investigation, which has first been submitted to and approved, in writing, by the local planning authority. For land that is included within the WSI, no development shall take place other than in accordance with the agreed WSI. The WSI shall include:
- o The statement of significance and research objectives; and
 - o The programme and methodology of site investigation and recording; and
 - o The nomination of a competent person or persons or organisation to undertake the agreed works; and
 - o The programme for post-investigation assessment and subsequent analysis, publication & dissemination; and
 - o The deposition of resulting material.
- The development shall not take place except in complete accordance with the details

and programme set out in the approved WSI.

Reason: To protect the site of archaeological interest during development work and in accordance with section 12 of the National Planning Policy Framework, policy CS5 of the North Somerset Core Strategy and policy DM6 of the North Somerset Sites and Policies Plan (Part 1 - Development Management Policies). The programme of archaeological work must be agreed before any other development commences in the agreed area in order to appropriately mitigate should significant archaeological features or deposits be encountered.

Advice Notes:

1 Section 38 Adoption

This development includes highways and street lighting which may be offered for adoption as public highways. The developer's attention is drawn to the need for a Section 38 agreement under the Highway Act 1980 and that no works of construction of the affected roads should be carried out prior to the agreement being in place. Failure to have the agreement in place prior to the commencement of works may prejudice the adoption or result in additional expense in relation to the confirmation of the construction details of the works. A drawing showing the proposed adoptable areas will be required, the Council will not adopt Parking courtyards or parking spaces separate from the highway.

Section 278

The works within the highway in association with this development will require the developer to enter into a S278 Agreement (Highways Act 1980). The developer is advised to make early contact with the highways officer (Mr W Hole 01934 426707) so that the processing of the order does not impede the implementation of planning consent. The developer will be required to agree to the specification of the works, meet the Council's costs in the drawing up of the order, provide a bond or cash equivalent and meet the Council's inspection charges.

Traffic Management Act 2004

Any works which affect the traffic capacity of the highway are subject to the Traffic Management Act 2004. This Act places an obligation upon local authorities to coordinate and manage the road network to ease congestion and delay. As the works in this approval are likely to require a part of the highway to be closed, approval for the closure will be subject to the provisions of the Act. The developer is urged to make early contact with the Council's Streets & Open Spaces Highway Maintenance Team (01275 888802) to 'book' any required road closure.

Works in Highway

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 Streets & Open Spaces Highway Maintenance Team (01275 888802) for the approval of the works within the highway.

- 2 Sewers for Adoption 8 (pre-implementation version) is now available, and will be published in 2019, it includes alterations for SuDS standards and maintenance, therefore we would recommend that a discussion with Wessex Water about**

maintenance and standards takes place.

- 3 There shall be no discharge of foul or contaminated drainage from the site into either groundwater or any surface waters, whether direct to watercourses, ponds or lakes, or via soakaways/ditches.
- 4 The site is within the Internal Drainage Board's area. The North Somerset Levels should be consulted as the site may be prone to problems of high water table and possible flooding, or exacerbate the Board's flooding problems elsewhere due to additional runoff.
- 5 Associated Legal Agreement(s): This decision notice must be read in conjunction with the terms of the Legal Agreement(s) of the same date. You are advised to satisfy yourself that you have all of the relevant documentation.

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

Date: 23 August 2019
Signed: Richard Kent
Head of Development Management

Please use our [online contact form](#) on our website at www.n-somerset.gov.uk/contactplanning if you require further information on this decision.

IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ACCOMPANYING THIS NOTICE

NOTES RELATING TO A DECISION TO GRANT PLANNING PERMISSION

These notes are intended as helpful advice. PLEASE READ THEM CAREFULLY. Make sure everyone has a copy that needs it, including your builder or contractor.

Scope of this decision notice

This decision notice grants planning permission only. It should not be taken to imply that the scheme meets the requirements of any other agency that may be involved. Please make sure that you have obtained all the approvals you need before starting work. If you are in any doubt you should obtain professional advice.

Building Regulations

Before you start construction work you need to obtain separate approval under Building Regulations. You can contact the team on 01275 884550 or submit your application on our [website](#).

Conditions

This approval is subject to conditions. They are an integral part of the decision and are important because they describe how the council requires you to carry out the approved work or operate the premises. It is your responsibility to comply fully with them.

Please pay particular attention to those conditions that have to be met before work commences. There is a fee for requests for written confirmation that conditions have been complied with. Details of these fees can be found on our website at www.n-somerset.gov.uk/planningconditions. When sending us information please include the decision reference number and relevant condition number. Depending on the complexity of the issues involved it can take up to 12 weeks for conditions to be discharged. It is therefore important that you submit any required details to us early.

Appeals

If you are aggrieved by our decision to impose any of the conditions, then you can appeal to the Secretary of State for the Environment in accordance with the provisions of Town and Country Planning Act 1990. If you want to appeal against our decision then you must do so within 6 months [12 weeks if this is a decision to refuse planning permission for a shopfront proposal or a minor commercial application] of the date of this notice.

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

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances that excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions imposed, having regard to the statutory requirements, to the provisions of a Development Order or to directions given under it. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Prepare for floods

If the scheme to which this approval relates is at risk of flooding you should prepare a flood plan to help keep people safe and protect your property. You can find out if your property is at risk of flooding and how to prepare a flood plan on the [Government's website](#). You should also sign up for [flood warnings](#).

Works which affect a Public Highway

Any works/events carried out by or for a developer which affects the public highway in any way must be co-coordinated in accordance with the New Roads and Street Works Act 1991 and the Traffic Management Act 2004 to minimize disruption to users. Developers are required to inform undertakers of their proposed works, to jointly identify any affected apparatus, and to agree diversion or protection measures and corresponding payment.

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

Public Rights of Way

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

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

Changes to Plans

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

Enforcement

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

If the applicant was the Local Authority and the application was made under regulation 3 of the Town and Country Planning General Regulations 1992 (as amended) then this permission enures only for the benefit of the Local Authority and such other person as was specified in the application.

Street Naming

When you receive consent for the building of new a development(s)/property or creating additional flats/units within an existing dwelling, for reasons of public safety and for the allocation of an official postal address, please contact the Street Naming and Property Numbering Section, Town Hall, Weston-super-Mare, BS23 1UJ; Tel: 01275 888761; email: strnames@n-somerset.gov.uk. Learn more on our [website](#).

Access to further information

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

