

**Date:** 7 December 2021  
**My Ref:** 21/P/0236/OUT  
**Email:** dmappeals@n-somerset.gov.uk  
**Website:** www.n-somerset.gov.uk/contactplanning

Cllr Steve Bridger  
Steve.bridger@n-somerset.gov.uk

Development Management  
Post point 15  
North Somerset Council  
Town Hall  
Weston-super-Mare  
BS23 1UJ

## **TOWN AND COUNTRY PLANNING ACT 1990 APPEAL UNDER SECTION 78**

**Site Address:** Land At Rectory Farm Chescombe Road Yatton  
**Description of development:** Outline planning application for a residential development of up to 100no. dwellings and associated infrastructure following demolition of existing buildings on site, with access for approval and all other matters for subsequent approval.  
**Application Reference:** 21/P/0236/OUT  
**Appellant's Name:** Mead Realisations Ltd  
**Appeal Reference** APP/D0121/W/21/3286677  
**Appeal Start Date** 1 December 2021

An appeal has been made to the Planning Inspectorate against our decision to refuse to grant planning permission.

The appeal will be determined on the basis of an **inquiry**. The procedure to be followed is set out in The Town and Country Planning Appeals (Determination by Inspectors)(Inquiry Procedure)(England) Rules 2000, as amended. This means that we and the appellant will write a statement to the Planning Inspectorate, setting out our cases and will provide each other with a copy of these. A formal inquiry conducted by a Planning Inspector will follow where expert evidence may be presented and witnesses are questioned. The Inspector will normally allow anyone else who is interested the right to speak. I will write to you again when the date and venue of the inquiry has been decided.

We will forward any comments you made on the planning application directly to the Planning Inspectorate, as well as the appellant. These will be considered by the Planning Inspector when determining the appeal.

If you wish to make further comments, or modify/withdraw your previous representation, you can do so on-line at <https://acp.planninginspectorate.gov.uk/> or by emailing Kerr.Brown@planninginspectorate.gov.uk If you do not have access to the internet, please send **three** copies to:-

**Kerr Brown, The Planning Inspectorate, Room 3/J, Temple Quay House, 2 The Square, Bristol, BS1 6PN Tel: 0303 444 5243**

**All representations must be received by 5 January 2022.** Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference.**

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

If you consider that the Planning Inspector needs to view the appeal site from your property or land as well, you should include this request in your letter.

When made, the decision will be published on-line at <https://acp.planninginspectorate.gov.uk>, normally within 2 months of the site visit.

The appeal documents are available for viewing on our website [www.n-somerset.gov.uk](http://www.n-somerset.gov.uk) via the planning application number quoted in my reference. If you do not access to the internet you may use the free internet terminals at these offices (08.45 – 17.00 Mondays to Thursdays, 08.45 –16.30 Fridays).

If you require further information about the process of an appeal the Planning Inspectorate has a booklet entitled “Guide to taking part in planning appeals”, which is available free of charge from GOV.UK website at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>

Yours faithfully

*Rob Worgan*

**Rob Worgan**  
**Appeals Officer**