

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING REF NO: 034627/002
DATE OF APPLICATION: 14th December 2005

PERMISSION FOR DEVELOPMENT

THE MENDIP DISTRICT COUNCIL, being the LOCAL PLANNING AUTHORITY for the said District, HEREBY GRANT PLANNING PERMISSION, in accordance with the submitted application and the accompanying plan(s), but subject to the conditions hereunder stated.

AGENT/APPLICANT

R J Selway Associates
22 Charlton Road
Shepton Mallet
Somerset
BA4 5NZ

APPLICANT

Mr & Mrs A Hockey
Greystones
Fosse Road
Oakhill
Radstock
Somerset
BA3 5HU

Proposal: Conversion of building to form holiday letting accommodation
Location: Store opposite Greystones, Fosse Road, Oakhill
Parish: Ashwick

REASON FOR APPROVAL

This proposal complies with all the relevant provisions of the Local Development Plan, namely Policies S1, Q1, Q3, and EN14 of the Mendip District Local Plan (adopted December 2002)

CONDITIONS ATTACHED TO PERMISSION AND REASONS THEREFORE

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: As required by Section 51 of the Planning and Compulsory Purchase Act 2004 and to avoid the accumulation of unimplemented planning permissions.

2. The holiday unit hereby approved shall only be operated by the owners of Greystones, Oakhill unless otherwise agreed in writing by the Local Planning Authority.

Reason: To avoid potential conflict in amenity and parking between the occupiers of Greystones and the holiday unit hereby approved having regard for policy Q1 and Q3 of Mendip District Local Plan.

3. The development hereby approved shall not be occupied other than for purposes of holiday accommodation and shall not be occupied by the same person(s) for more than 28 days in any calendar year, or such other period as may be first approved in writing by the Local Planning Authority, in accordance with written records of letting and occupiers to be available for inspection by the Local Planning Authority at any time.

Reason: The creation of a permanent residential use in this location would conflict with planning policy S1 which seeks to strictly control development outside of development limits

NOTES IN RESPECT OF PLANNING APPLICATIONS

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Office of the Deputy Prime Minister in accordance with Section 78 of the Town and Country Planning Act 1990 within six months of the date of this notice. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. Tel: 0117 372 6372). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development orders, and to any directions given under the orders.
2. If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Office of the Deputy Prime Minister and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonable beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Common Council, or on the Council of the metropolitan district, London borough or county district in which the land is situated, as the case may be, a purchase notice requiring the council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

APPLICATIONS FOR LISTED BUILDING CONSENT, CONSERVATION AREA CONSENT OR TO CARRY OUT WORKS TO TREES COVERED BY TREE PRESERVATION ORDERS

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse Listed Building Consent, Conservation Area Consent or consent to carry out works to trees covered by a Tree Preservation Order, or to grant consent subject to conditions, he may appeal to the Secretary of State for the Office of the Deputy Prime Minister in accordance with Section 20 of the Planning (Listed Building and Conservation Area) Act 1990 within six months of the date of this notice. IN THE CASE OF TREE PRESERVATION ORDERS THIS PERIOD IS 28 DAYS. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. Tel: 0117 372 6372). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.
2. If Listed Building Consent or Conservation Area Consent is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Office of the Deputy Prime Minister, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonable beneficial use by the carrying out of any works which have been, or would be permitted, he may serve on the council of the district, or London borough in which the land is situated a Listed Building Purchase Notice requiring the Council to purchase his interest in the land in accordance with the provisions of Section 32 of the Planning (Listed Buildings and Conservation Area) Act 1990.
3. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable in respect of Tree Preservation Orders are set out in Section 203 of the Town and Country Planning Act 1990.
4. Where consent is given to demolish a Listed Building the applicant is advised that "Attention is drawn to Section 8 of the Planning (Listed Buildings and Conservation Area) Act 1990, the effect of which is that demolition may not be undertaken (despite the terms of the consent granted by the Local Planning Authority) until notice of the proposal has been given to the Royal Commission on Historical Monuments, 23 Savile Row, London W1 2HE and the Commission subsequently have either been given reasonable access to the building for at least one month following the grant of consent, or have stated that they have completed their record of the building or that they do not wish to record it."

NOTES IN RESPECT OF ALL PLANNING APPLICATIONS

1. Although planning permission may have been granted, should the proposed work involve the demolition, alteration or extension of a Listed Building, Listed Building Consent may also be required before work commences.
2. If planning permission has been granted for the development, please note that should this involve any work within the highway such as the construction of a vehicular access, the consent of the County Council, as Highway Authority, should also be obtained. Please contact The Highways Control Centre, County Hall, Taunton, Somerset TA1 4DY. Tel: 01823 357 500
3. Where planning permission or Listed Building Consent has been granted, approval may be required under the Building Regulations before any work is commenced.
4. The relevant provisions of the Chronically Sick and Disabled Persons Act 1970 must be complied with.
5. The Code of Practice for Access for the Disabled to Buildings, if this permission will result in the provision of a building or premises as defined in Section 76 of the Town and Country Planning Act 1990, as amended, must be complied with.
6. Any approved development shall be carried out strictly in accordance with the detailed drawings and specification approved by the Local Planning Authority and any conditions upon which such approval is granted shall be strictly observed.
7. This permission does not authorise you to stop up or divert a public right of way to enable the development permitted to be carried out. Separate legal steps are necessary for this and, if required, further information in connection therewith can be obtained from the Planning Service Manager, Council Offices, Cannards Grave Road, Shepton Mallet, Somerset BA4 5BT

NOTES IN RESPECT OF APPLICATIONS FOR CONSENT TO DISPLAY ADVERTISEMENTS

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse consent for the display of the advertisements or grant consent subject to conditions, he may, by notice served within two months of the date of this notice or such longer period as the Secretary of State may allow, appeal to the Secretary of State for the Office of the Deputy Prime Minister in accordance with Regulation 15 of the Town and Country Planning (Control of Advertisements) Regulations 1992. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. Tel: 0117 372 6372). The Secretary of State is not, however, required to entertain an appeal if it appears to him that consent to the proposed display of advertisements could have not been granted by the Local Planning Authority, otherwise than subject to the conditions imposed by them.

4. The holiday accomodation hereby approved shall not be occupied until space has been laid out in accordance with the approved plans for the parking and turning of vehicles, and such areas shall not thereafter be used for any purpose other than the parking and turning of vehicles associated with the development.

Reason: To ensure that sufficient provision is made for off-street parking and turning of vehicles in the interests of highway safety having regard to the provisions of Policies Q3 and SN25 of the Mendip District Local Plan 2002.

NOTES

1. This decision relates to Drawings received on 14 December 2005 only.
2. The responsibility for ensuring compliance with the terms of this approval rests with the person(s) responsible for carrying out the development. The Local Planning Authority uses various means to monitor implementation to ensure that the scheme is built or carried out in strict accordance with the terms of the permission. Failure to adhere to the approved details can render the development unauthorised and vulnerable to enforcement action.
3. The Planning Authority is required to erect a Site Notice on or near the site to advertise development proposals which are submitted. Could you please ensure that any remaining Notice(s) in respect of this decision are immediately removed from the site and suitably disposed of. Your co operation in this matter is greatly appreciated.



Janet Wilson
Development Control Service Manager

If you have any queries regarding this notice please contact our Customer Services Team on 01749 648999

Dated 8th February 2006

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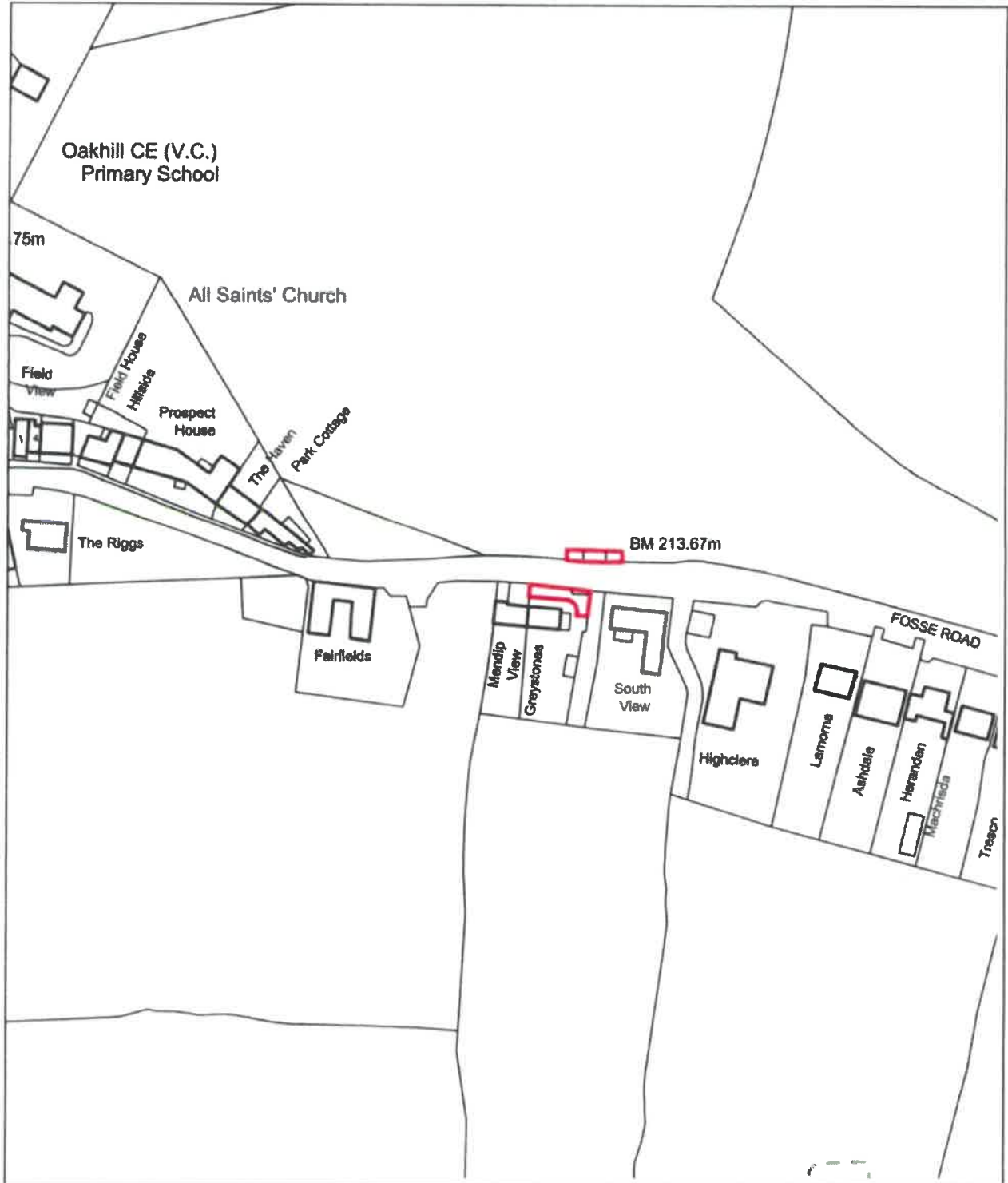
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APPLICATION NUMBER: 034627/002

SITE : Store opposite Greystones, Fosse Road, Oakhill



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"Exhibit 2"



Customer Services
Cannards Grave Road, Shepton Mallet, Somerset BA4 5BT
Telephone: 01749 648999 Fax: 01749 344050
Email: customerservices@mendip.gov.uk
Minicom: 01749 341622 www.mendip.gov.uk

BUILDING ACT 1984
THE BUILDING REGULATIONS 2000
CERTIFICATE OF COMPLETION OF WORK

Application No: BN/06/0243

Mr & Mrs A Hockey
Greystones
Fosse Road
Oakhill
Radstock, Somerset
BA3 5HU

Proposed: Conversion of store to form holiday letting and accommodation
Location: Opposite Greystones Fosse Road Oakhill Radstock Somerset BA3 5HU
Applicant Mr & Mrs A Hockey

THE COUNCIL HEREBY GIVE YOU NOTICE that a Building Notice Application No BN/06/0243 was deposited under the Building Regulations made under Regulation 12(2) of the Building Regulations on 21st February 2006.

It is certified that so far as Mendip Building Control Services have been able to ascertain, after taking all reasonable steps in that behalf, the substantive requirements of the Building Regulations are satisfied in respect of the works described above. ⁽¹⁾

Date of completion: 15th May 2008


Signed
(Building Control Service Manager)

Dated the 15th May 2008

(1) This certificate relates only to the work described above and not in the case of extension or alterations or installation of fittings, to any work carried out to which the regulations did not on this occasion apply, eg to the existing building not affected by the extension or the work of repair of the replacement of fittings etc.

"Exhibit 3"



John Reeves MBA BA FRICS
Quantock House
Paul Street
Taunton
TA1 3PB

Contact: N Hussey
Telephone: 01823 308200
Email:

Mr Anthony Hockey
Greystones
Fosse Road
Oakhill
Radstock
BA3 5HU

DECISION OF THE VOA LISTING OFFICER

ID / CASE NUMBER: 520644/186
Date of decision: 26-SEP-2008

Dear Mr Anthony Hockey

Council Tax - Decision on your proposal to alter the valuation list

Address: MEADOWS, FOSSE ROAD, OAKHILL, RADSTOCK, BA3 5HU

You asked us to look at the entry in the council tax valuation list for the property shown above because you believe it should be altered.

The proposal you submitted indicates that you had become the council tax payer in the previous six months and felt that the entry in the list was incorrect.

We have considered the points you raised very carefully and have reviewed the information that relates to the current council tax band C effective since 28-MAY-2008.

My decision is to:

Change the band to B, effective from 28-MAY-2008.

I have reached this decision because having considered the issues you raised and evidence of sales and bandings of properties in the area, I am satisfied that the band should be reduced.

I have also enclosed additional information providing more explanation about the reasons relating to this decision.

Where this decision requires a change to the list entry, I will make that change and write to confirm that this has been done. The local council will then be able to issue a revised bill.

Questions about this decision

I hope we have answered all your questions, however if you would like to talk about any aspect of the decision, please get in touch using the contact details shown at the top of this letter and we will be happy to help you.

About appealing

If you wish to challenge the decision, you can submit an appeal to your local valuation tribunal - a separate body, independent of the VOA, that hears council tax appeals. To do this you should contact the clerk of the valuation tribunal and request an appeal form or you can download an appeal form from the website www.valuation-tribunals.gov.uk. **You have three months from the date of this decision (shown at the top of this letter) to submit an appeal to the independent valuation tribunal.** The contact details for the clerk of the valuation tribunal are:

Name: Somerset VT
Address: Upper Ground Floor, Parkside, Grove Road, Weston Super Mare, Somerset, BS23 2AA
Tel No: 01934 412444
Email: vtweston@vto.gsx.gov.uk

The clerk of the valuation tribunal will also answer any questions you may have about appealing.

If you choose to submit an appeal, when they receive it the clerk of the valuation tribunal will send you a notice of acknowledgement and guidance about the appeal process.



Questions about your council tax bill or payments

Your local council will be able to answer any queries you have about your council tax bill or payments. Please note that you should still pay your council tax bill even if you decide to appeal against this decision.

Yours sincerely

John Reeves MBA BA FRICS
Listing Officer.

Data Protection Statement

The Valuation Office Agency (VOA) is an Executive Agency of Her Majesty's Revenue and Customs, which is a Data Controller under the Data Protection Act. We hold information for the purposes of taxes and certain other statutory functions, as assigned by Parliament. The information we hold may be used for any of the VOA's functions. We may get information about your property from others, such as other government departments and agencies and local authorities. We may check information we receive from them and also from you, with what is already in our records. We may give information to other government departments and agencies and local authorities but only as the law permits us to do so, for example to enable them to check the accuracy of information, to prevent or detect crime and to protect public funds.



John Reeves MBA BA FRICS
Valuation Officer
Taunton
Quantock House
Paul Street
Taunton
TA1 3PB

Mr Anthony Hockey
Greystones
Fosse Road
Oakhill
Radstock
BA3 5HU

Your Reference :
Our Reference : 520644186
Please ask for : N Hussey
Contact Numbers : Tel 01823 308200
Fax 01823 308299

Date : 29 September 2008

Dear Sir / Madam

COUNCIL TAX

NOTICE OF ALTERATION TO THE VALUATION LIST

As a result of the recent decision to give effect to your proposal, I have now altered the Council Tax Valuation List to show the following entry: -

Billing Authority: MENDIP
Reference Number: 10100093500
Address: MEADOWS, FOSSE ROAD, OAKHILL, RADSTOCK, BA3 5HU
Band: B
Effective Date of Alteration: 28 May 2008

Your local Council, shown above as the Billing Authority, is responsible for calculation of Council Tax bills, but should you wish to discuss any other aspect of this notice please do not hesitate to contact N Hussey.

Yours faithfully

John Reeves MBA BA FRICS

Listing Officer

VO 7733E



