

## TOWN AND COUNTRY PLANNING ACT 1990

### GRANT PERMISSION FOR DEVELOPMENT

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#### Notice of Decision

Mr P J Orchard  
39a High Street  
Portishead  
Somerset  
BS20 6AA

Application Number: 06/P/2559/F

Category: Full Planning Permission

**Application No:** 06/P/2559/F  
**Applicant:** Mr D Mason  
**Site:** The Post Office, 134 Main Road, Cleeve, Somerset, BS49 4PW  
**Description:** Change of use of ground floor from post office (Class A1) to beauty salon (Sui Generis) with ancillary retail area. Change of use of first floor from residential to beauty salon treatment rooms. Creation of new car park adjacent to no.136 Main Road with new access from the A370.

North Somerset District Council in pursuance of powers under the above mentioned Act hereby **GRANTS** consent for the above mentioned 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 use hereby permitted shall not take place before 09.00 hours on weekdays and Saturdays nor after 06.00 hours on weekdays and Saturdays (nor at any time on Sundays or Bank Holidays).

**Reason:** To prevent undue disturbance to nearby residents and in accordance with Policies GDP/2 and RT/5 of the North Somerset Replacement Local Plan (as proposed to be adopted).

3. Details of any external lighting shall be submitted to and approved, in writing, by the Local Planning Authority before the use hereby permitted commences. No means of external illumination shall be installed other than in accordance with the approved details.

**Reason:** In the interests of the visual appearance of the area and in accordance with policies GDP/2 and RD/5 of the North Somerset Replacement Local Plan (as proposed to be adopted).

## **THESE NOTES DO NOT APPLY TO DECISIONS FOR WORK ON PROTECTED TREES**

Your planning application has been determined and the Decision Notice is overleaf.

These notes are intended as helpful advice before you proceed further. **PLEASE READ THEM CAREFULLY**

Keep the decision safely – it may be needed when you sell your property.

Make sure everyone has a copy who needs it. Most importantly make sure your Builder or Contractor has a copy for on the site.

### **PLANNING PERMISSION GRANTED ?**

#### **Conditions:**

If permission has been granted you will see that it 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 which have to be met before work commences, such as obtaining approval for the siting and levels of building and the protection of trees on the site.

#### **Informative Note:**

Informative Notes do not form part of the Decision itself but are included as helpful advice and guidance.

#### **Other Legislation:**

This Notice grants planning permission only. It should not be taken to imply that the scheme meets the requirements of any other Agency which 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.

#### **Changes to Plans:**

Should you wish to change your plans for any reason, including the need to meet the requirements of other legislation it is important that you notify me before carrying on with work. Amendments to your approved plans will require a fresh application and could even prove to be unacceptable.

#### **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.

I look forward to your co-operation in complying fully with the terms and conditions of this planning permission.

### **PLANNING PERMISSION REFUSED?**

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 you want to appeal, then you must do so within six months of the date of this notice, or in the case of an application to display an advertisement, within two months, using a form which you can get from The Office of the Deputy Prime Minister at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Alternatively, your appeal can now be submitted electronically using the Planning Portal at [www.planningportal.gov.uk/pcg](http://www.planningportal.gov.uk/pcg). Please be aware that any information that you do submit will be shown on the website, including personal information and that if you submit information relating to a 3<sup>rd</sup> party that you obtain their consent.

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 which excuse the delay in giving notice of appeal. The Secretary of State does 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.

This procedure is also available to you should you wish to appeal against any of the Conditions imposed on a grant of planning permission. In either case 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.

If at a later date an extension of the period of this permission is desired, an application for the purpose should be made to the Council before the expiration of the period.

#### **New/additional dwellings**

As soon as 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, Finance & Resources, Somerset House, Oxford Street, Weston-super-Mare, Somerset, BS23 1TG; Tel: 01934 634942/634943; e-mail: [stnames@n-somerset.gov.uk](mailto:stnames@n-somerset.gov.uk)

If you need to write or telephone about the application, please quote the reference number from the Decision Notice.

4. The use shall not hereby permitted shall not commence until the parking area has been constructed and the parking spaces marked out in accordance with the approved plans and shall not be used except for the parking of vehicles in connection with the development hereby approved.

**Reason:** To ensure that the development is served by a parking area built to the satisfaction of the Local Planning Authority and in accordance with Policy T/6 of the North Somerset Replacement Local Plan (as proposed to be adopted).

5. Details of the provision to be made for the parking of cycles using the premises shall be submitted to and agreed in writing by the Local Planning Authority before the use hereby permitted commences.

**Reason:** To ensure adequate provision is made on site for cyclists accordance with Policy T/6 of the North Somerset Replacement Local Plan (as proposed to be adopted)..

6. The hedges and planting forming the boundaries of the parking area shall be maintained and should any be removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed, in writing with the Local Planning Authority.

**Reason:** In the interests of amenity of the local area and to ensure the development is adequately screened in the interest of maintaining the openness of the Green Belt in accordance with policies GDP/3 and RD/5 of the North Somerset Replacement Local Plan (as proposed to be adopted).

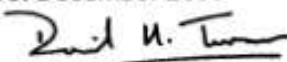
The applicant is advised that this application has been approved on the basis of the following plans:

Drwg. Nos.: -PLO1A Rev A

**Reason For Approval**

In summary, it is considered that continued use of the property as a Post Office and shop is no longer viable and other facilities are more conveniently located to serve the local population, and as such the proposed use conforms to requirements of NSRLP policy RT/5. The use of garden land for car parking will not significantly impact on the openness of the Green Belt and in this regard the proposal conforms to NSRLP policy RD/5. The level of car parking provision accords with NSRLP policy T/6.

Date: 21st December 2006

  
Signed  
Director of Development & Environment

Please contact Peter Davey on 01934 426496 if you require any further information regarding this decision.