

C Phillips
Purcell
The Old Police Station
Bedminster Parade
Bristol
BS3 4AQ

R Martin
Alfred Gillett Trust
The Grange
Farm Road
Bristol
Somerset
BS3 4AQ

NOTIFICATION OF DECISION

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 (AS AMENDED)

Application Type: Full Application **Application No:** 2023/0540/FUL

Location of Development: The Grange Farm Road Street Somerset BA16 0BQ

Description of Proposal: Part demolition and replacement of existing buildings with a new two-storey building to connect the Grange and the Barn and alterations to existing buildings and landscaping across the site to create a new museum with a cafe and shop, whilst retaining offices and archive storage.

Application submitted by: R Martin

Somerset Council, hereby **GRANT** the application described above subject to the following:

Condition(s)

1. **Standard Time Limit (Compliance)**

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

Reason: As required by Section 91 of the Town and Country Planning Act 1990 (as amended) and to avoid the accumulation of unimplemented planning permissions.

2. **Plans List (Compliance)**

This decision relates to the following drawings:

241742-GRA-PUR-ZZ-SL-DR-A-0050 B	SITE LOCATION PLAN
241742-GRA-PUR-ZZ-SL-DR-A-0100	SITE PLAN - AS EXISTING
241742-GRA-PUR-ZZ-SL-DR-A-0150 B	SITE PLAN PROPOSED
241742-GRA-PUR-ZZ-GF-DR-A-0200 A	BASEMENT GENERAL ARRANGEMENT
PLAN - AS EXISTING	
241742-GRA-PUR-ZZ-GF-DR-A-0201 A	GROUND FLOOR GENERAL
ARRANGEMENT PLAN - AS EXISTING	
241742-GRA-PUR-ZZ-01-DR-A-0202 A	FIRST FLOOR GENERAL ARRANGEMENT
PLAN - AS EXISTING	

241742-GRA-PUR-ZZ-02-DR-A-0203 A	SECOND FLOOR GENERAL
ARRANGEMENT PLAN - AS EXISTING	
241742-GRA-PUR-ZZ-RF-DR-A-0204 A	ROOF LEVEL GENERAL ARRANGEMENT
PLAN - AS EXISTING	
241742-GRA-PUR-ZZ-ZZ-DR-A-0210 A	NORTH ELEVATION (SIDE) - AS EXISTING
241742-GRA-PUR-ZZ-ZZ-DR-A-0211 A	EAST ELEVATION (FRONT) - AS EXISTING
241742-GRA-PUR-ZZ-ZZ-DR-A-0212 A	SOUTH ELEVATION (SIDE) - AS EXISTING
241742-GRA-PUR-ZZ-ZZ-DR-A-0213 A	WEST ELEVATION (REAR) - AS EXISTING
241742-GRA-PUR-ZZ-ZZ-DR-A-0214 A	ELEVATIONS - THE GRANGE - EXISTING
241742-GRA-PUR-GR-ZZ-DR-A-0220 A	SECTION AA - AS EXISTING
241742-GRA-PUR-GR-ZZ-DR-A-0221 A	SECTION BB - AS EXISTING
241742-GRA-PUR-ZZ-GF-DR-A-0300	REV.D REVISED DEMOLITION PLAN - GROUND FLOOR
241742-GRA-PUR-ZZ-01-DR-A-0301	REV.B REVISED DEMOLITION PLAN - FIRST FLOOR
241742-GRA-PUR-ZZ-01-DR-A-0301 B	FIRST FLOOR DEMOLITION PLAN
241742-GRA-PUR-ZZ-ZZ-DR-A-0310 B	EAST ELEVATION - DEMOLITION PLAN
241742-GRA-PUR-ZZ-ZZ-DR-A-0311 B	NORTH ELEVATION - DEMOLITION PLAN
241742-GRA-PUR-ZZ-ZZ-DR-A-0314 B	SOUTH ELEVATION - DEMOLITION PLAN
241742-GRA-PUR-ZZ-ZZ-DR-A-0315 B	WEST ELEVATION - DEMOLITION PLAN
241742-GRA-PUR-ZZ-GF-DR-A-0400 B	BASEMENT - PROPOSED PLAN
241742-GRA-PUR-ZZ-GF-DR-A-0401	REV.B REVISED GROUND FLOOR PLAN - PROPOSED
241742-GRA-PUR-ZZ-GF-DR-A-0402 A	FIRST FLOOR PLAN - PROPOSED
241742-GRA-PUR-ZZ-RF-DR-A-0403 B	ROOF PLAN - PROPOSED
241742-GRA-PUR-ZZ-ZZ -DR-A-0410 A	NORTH ELEVATION (SIDE) - PROPOSED
241742-GRA-PUR-ZZ-ZZ-DR-A-0411 B	EAST ELEVATION - PROPOSED
241742-GRA-PUR-ZZ-ZZ-DR-A-0412 B	WEST ELEVATION - PROPOSED
241742-GRA-PUR-ZZ-ZZ-DR-A-0413 B	SOUTH ELEVATION - PROPOSED
241742-GRA-PUR-ZZ-ZZ-DR-A-0420 A	SECTION AA - PROPOSED
241742-GRA-PUR-GR-ZZ-DR-A-0421 A	SECTION BB - PROPOSED

10321A-LA-01 REV.A LANDSCAPE MASTERPLAN WITH EXCEEDANCE FLOW ROUTES

00909_SAM_1OF1 SUBSURFACE ASSET MAPPING

00909_TOPO_1OF1 TOPOGRAPHICAL SURVEY

241742 -GRA-PUR-ZZ-ZZ-DR-A-6000 REV.A EW - SITE PLAN AND CONTRACTOR'S COMPOUND

Reason: To define the terms and extent of the permission.

3. **New link structure attachment - Submission of Details (Bespoke Trigger)**

No works above slab level to the new link structure shall be undertaken until details of how the new link structure will be attached (internally and externally) to the west elevation of The Grange and the south elevation of The Barn have been first submitted to and approved in writing by the Local Planning Authority. The details shall include more detailed section plans to an appropriate scale and a schedule and method statement for the proposed works. The works shall be carried out in accordance with the approved details and retained as such thereafter.

Reason: In the interests of the significance of the designated heritage asset in accordance with Policy DP3 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (adopted 2014).

4. **Details of brickwork panels for the (Bespoke Trigger)**

No construction of the first floor east elevation of the new link building shall commence until more detailed drawings of the brickwork panels have been provided. The details shall include detailed annotated drawings to a suitable scale to show the profile, materials, pattern and finish to be used.

The works shall be carried out in accordance with the approved details and retained as such thereafter.

Reason: In the interests of the significance of the designated heritage asset in accordance with Policy DP3 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (adopted 2014).

5. Details of colonnade structures (Bespoke Trigger)

The proposed colonnade structures to east and south elevations of the link shall not be constructed or installed until details have been first submitted to and approved in writing by the Local Planning Authority. The details shall include detailed annotated drawings to a suitable scale to show the profile, materials and finish to be used.

The works shall be carried out in accordance with the approved details and retained as such thereafter.

Reason: In the interests of the significance of the designated heritage asset in accordance with Policy DP3 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (adopted 2014).

6. Specification and samples - external materials - Submission of Details (Bespoke Trigger)

No construction of any part of the external walls or roofs of the development shall commence until a schedule of materials and finishes, and samples of the materials to be used in the external surfaces of that part of the external wall or roof has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out only in accordance with the approved details.

Reason: In the interests of the significance of the designated heritage asset in accordance with Policy DP3 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (adopted 2014).

7. Sample panels - Walling (Bespoke Trigger)

No construction of any part of the link building shall commence until a sample panel of that external walling material to be used has been erected on site, approved in writing by the Local Planning Authority, and kept on site for reference until the development is completed. The development shall be undertaken in accordance with the approved details.

Reason: In the interests of the significance of the designated heritage asset in accordance with Policy DP3 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (adopted 2014).

8. Partial demolition of garden wall - Submission of Details (Bespoke Trigger)

No works to the existing garden wall shall be undertaken unless in accordance with details that have been first submitted to and approved in writing by the Local Planning Authority. The details shall include:

i) A schedule and method statement for the proposed works including the demolition and repair works

ii) Detailed plans showing the specifications.

iii) Samples for any repointing

iv) Details of the proposed capping

The works shall be carried out in accordance with the approved details and retained as such thereafter.

Reason: In the interests of the significance of the designated heritage asset in accordance with Policy DP3 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (adopted 2014).

9. Excavated area - Submission of Details (Bespoke Trigger)

The excavated area in front of the link building (eastern side) shall not be covered until drawings and a method statement detailing the means of ventilating and covering this area have first been submitted to and approved in writing by the Local Planning Authority.

The works shall be carried out in accordance with the approved details and retained as such thereafter.

Reason: In the interests of the significance of the designated heritage asset in accordance with Policy DP3 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (adopted 2014).

10. **External Joinery and Glazing Details - Submission of Details (Bespoke Trigger)**

No piece of external joinery (of any material) or glazed panel shall be installed or undertaken unless full details of that piece have been first submitted to and approved in writing by the Local Planning Authority. Such details shall be at full or half scale and shall include cross-sections, profiles, reveal, surrounds, materials, finish and colour. The works shall thereafter be carried out in accordance with the approved details.

Reason: In the interests of the significance of the designated heritage asset in accordance with Policy DP3 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (adopted 2014).

11. **Ducts, Pipes, Rainwater Goods - Submission of Details (Bespoke Trigger)**

No individual ducts, pipes, rainwater goods, vents or other external attachments shall be fitted or installed unless in accordance with details of that piece that have first been submitted to and approved in writing by the Local Planning Authority. All such attachments shall be retained in that form thereafter.

Reason: In the interests of the significance of the designated heritage asset in accordance with Policy DP3 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (adopted 2014).

12. **Kitchen Extraction System (Pre-occupation)**

The café use hereby permitted shall not commence until a kitchen extract system has been installed in accordance with details that have been submitted to and approved in writing by the Local Planning Authority. The details shall include the make and model of the extract equipment and the design and colour of the grille. Thereafter the kitchen extract shall be operated and maintained in accordance with the approved details unless an alternative system is first agreed in writing by the Local Planning Authority.

Reason: To ensure that the extract/ventilation system is appropriate for the character and appearance of the building in accordance with Policies DP3 and DP7 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).

13. **Supervision of Works - Protected Species (Compliance)**

All works potentially affecting bats shall proceed under the supervision of the licensed bat ecologist.

Reason: In the interests of the strict protection of European protected species and in accordance with Development Policies 5 and 6 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).

14. **Bat European Protected Species Mitigation Licence (Pre-commencement)**

No development shall commence including works to any trees with confirmed bat roosts until the following has been submitted to and approved in writing by the Local Planning:

a) a copy of the licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorising the development to go ahead; or

b) a copy of a letter from Natural England confirming that the works fall within the remit of a Bat Earned Recognition BatER (WML-CL47) and that the site has been registered in accordance with the class licence.

Reason: This is a pre-commencement condition to ensure that a Licence is in place, if required, before development commences and because initial works to commence development have the potential to harm protected species, in accordance with policy DP5 and DP6 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014) and Chapter 15 of the National Planning Policy Framework.

15. **Provision of bat roosts in the building design (Bespoke trigger)**

No development above slab level shall commence until a more detailed scheme for the provision of space for bat roosts within the design of the building has been submitted to and approved in writing by the Local Planning Authority.

The details and location shall be in broad accordance with the submitted Bat Survey Report (Simecology Ltd, April 2023). This provision shall include a loft space for lesser horseshoe bats and two hollow areas of 25cm depth to back x 15 -25cm wide with an entrance slit of 20mm high by 70mm wide for serotine bats. The location of roosts entrances and internal details shall be set out in the design and must adhere to section 10 of the Bat Survey Report (Simecology Ltd, April 2023). Any areas that are accessible to bats must be lined with traditional black bitumen felt (type 1F) to avoid the risk of entanglement of bats. Modern roofing membranes will not be permitted in areas which are accessible to bats. Any timbers that are to be retained and require remedial timber treatment should only be treated with 'bat friendly' chemicals (see Bat roosts: use of chemical pest control products and timber treatments in or near them - GOV.UK (www.gov.uk)). The roosts shall be provided and maintained in accordance with the agreed scheme for the exclusive use of bats thereafter. Reason: In the interests of the strict protection of European protected species and in accordance with Policy DP5 and DP6 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).

16. Provision of Bat Box (Bespoke)

If any soprano or common pipistrelle bats are discovered during construction works, works shall cease until at least two Beaumaris Woodstone Bat Box have been hung on a suitable tree. If any brown long-eared bat is discovered during construction works, works shall cease until one cavity-style bat box (Schwegler 2F or similar) is placed on suitable tree at a minimum height of 4 metres as directed by a licensed bat ecologist. Any such boxes shall be retained thereafter in perpetuity.

Reason: In the interests of the strict protection of European protected species and in accordance with Policies DP5 and DP6 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).

17. External Lighting (Bespoke Trigger)

No new external lighting shall be erected or provided on the site until a "lighting design for bats" has been submitted to and approved in writing by the Local Planning Authority. The design shall show how and where external lighting will be installed (including through the provision of technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory or having access to their resting places. All external lighting shall thereafter be installed in accordance with the specifications and locations set out in the design, and these shall be maintained thereafter in accordance with the design.

Reason: In the interests of the visual character of the area, residential amenity and the Favourable Conservation Status of populations of European protected species and in accordance with Policies DP1, DP7, DP8, DP5 and DP6 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).

18. Nesting Bird Protection (Bespoke Trigger)

No removal of hedgerows, trees or shrubs or works to or demolition of buildings shall take place between 1st March and 31st August inclusive, unless under the supervision of a competent ecologist who has undertaken a careful, detailed check for active birds' nests immediately before the vegetation is cleared or works to or demolition of buildings commences. In no circumstances should netting be used to exclude nesting birds.

Reason: To protect nesting birds and prevent ecological harm in accordance with Policy DP5 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).

19. Badgers (Pre-commencement)

Prior to vegetative clearance or groundworks commencing the Local Planning Authority shall be provided with a copy of the licence issued by Natural England pursuant to The Protection of Badgers Act 1992 authorising the development to go ahead. Thereafter all precautionary method of working measures for badgers shall be carried out in strict adherence to that license and Section 9 and 10 of the Badger Survey Report (Simecology, August 2022), pursuant to The Protection of Badgers Act 1992.

Reason: This is a pre-commencement condition to ensure that badgers, a UK protected species, are safeguarded from the outset of development in accordance with policy DP5 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).

20. **Hedgehogs (Compliance)**

Prior to vegetative clearance or groundworks commencing any features potentially used by hedgehogs shall be dismantled by hand by a competent ecologist and any individuals found translocated to an appropriate location prior to works commencing on site.

Reason: In the interests of a s41 priority species and in accordance with policy DP5 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).

21. **Reptile Mitigation Strategy (Bespoke trigger)**

No works, including vegetative clearance and ground works, shall take place within 3m of the southern boundary unless a detailed reptile mitigation strategy has been first submitted to and approved in writing by the Local Planning Authority. The detailed reptile mitigation strategy shall include details of:

- a) the proposed construction working practices to avoid harming reptiles
- b) details of proposed location, to accommodate any reptiles discovered during works
- c) the timing of works to minimise the impact on reptiles
- d) if required, details of the location and status of translocation site

The development shall thereafter be carried out in accordance with the approved mitigation strategy and shall be permanently retained in accordance with the approved details.

Reason: In the interests of the strict protection of UK protected and priority species and in accordance with Policy DP5 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014). This is a pre-commencement condition to ensure that adequate biodiversity protection is in place prior to the commencement stage of development.

22. **Biodiversity Enhancement measures (Pre-occupation)**

The following biodiversity enhancement measures shall be installed prior to occupation unless a Biodiversity Enhancement Plan (BEP) detailing alternative measures and an agreed timescale for implementation has first been submitted to and approved in writing by the Local Planning Authority:

- a) 3x Vivara Pro Woodstone Nest Boxes (32mm hole version), or similar, mounted between 1.5m and 3m high on the northerly facing aspect of trees
- b) 3x Vivara Pro Barcelona Woodstone Bird Box (open front design), or similar, mounted between 1.5m and 3m high on the northerly facing aspect of trees
- c) 1x bee brick built into the wall about 1 metre above ground level on the south or southeast elevation of the building.
- d) 1x log pile for hibernating common reptiles/amphibians within the boundary of the site;
- e) Planting of 1 x fruiting tree, including pear or apple of local provenance 1-2 years old in a suitable location in the orchard;
- f) Any new fencing to have accessible hedgehog holes, measuring 13cm x 13cm to allow the movement of hedgerows into and out of the site;

The approved biodiversity enhancement measures shall be retained thereafter.

Reason: To prevent ecological harm and to provide biodiversity gain in accordance with Policies DP5 and DP6 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014) and paragraph 174(d) of the National Planning Policy Framework.

23. **Arboricultural Method Statement and Tree Protection Plan (Bespoke Trigger)**

No development shall commence outside the main contractor exclusions zone as shown on the "EW - Site Plan and Contractor's Compound" drawing ref: 241742 -GRA-PUR-ZZ-ZZ-DR-A-6000 REV.A, until a Detailed Arboricultural Method Statement following the recommendations contained within BS5837:2012 has been submitted to and approved in writing by the Local Planning Authority. The Detailed Arboricultural Method Statement shall contain full details of the following:

- (a) Timing and phasing of arboricultural works in relation to the approved development;
- (b) Construction exclusion zones;
- (c) Protective barrier fencing;
- (d) Ground protection;
- (e) Details of any works within the RPA (Root Protection Area) and the proposed arboricultural supervision;
- (f) Service positions; and,
- (g) details of any special engineering requirements, including 'no dig construction';

The development shall thereafter be carried out in strict accordance with the approved details.

Reason: To ensure that trees to be retained and ecological habitats are not adversely affected by the development proposals in accordance with Policies DP1, DP4, DP5 and DP6 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014). This is a pre-commencement condition because the works comprising the development have the potential to harm retained trees and ecological habitats and therefore these details need to be agreed before work commences.

24. Hard and Soft Landscaping (Pre-occupation)

No occupation shall commence until a hard and soft landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following details:

- (a) size, species and positions for new trees and plants,
- (b) boundary treatments,
- (c) surfacing materials (including roadways, drives, patios and paths) and
- (d) any retained planting.

(e) a detailed programme of implementation and specifically ensure it provides compensatory habitat and tree planting for those lost through the development of the site.

Any trees or plants indicated on the approved scheme which, within a period of five years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced during the next planting season either with the same tree/plant as has previously been approved, or with other trees or plants of a species and size that have first been approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure the provision of an appropriate landscape setting to the development and adequate compensatory planting in the interests of ecology, in accordance with Policy DP1, DP3, DP4, DP5 and DP7 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).

25. Surface Water Drainage System (Bespoke trigger)

No development, with the exception of demolition works and the installation of the gas pipe and internal building works shall commence until a more detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include measures to prevent the control and attenuate surface water and shall aim to meet the four pillars of SuDS (water quantity, quality, biodiversity, and amenity) to meet wider sustainability aims as specified by The National Planning Policy Framework (July 2018) and the Flood and Water Management Act (2010). The scheme shall include a programme of phasing, implementation and maintenance for the lifetime of the development and shall subsequently be implemented in accordance with these approved details.

Reason: In the interests of providing a satisfactory level of surface water drainage, improving water quality and to prevent flooding in accordance with Policy DP23 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014). This is a condition precedent because it is necessary to understand the drainage scheme in detail prior to any initial construction works which may prejudice the surface water drainage strategy.

26. Parking (Compliance)

The area shown for staff parking on the approved Proposed Site Plan drawing 41742 -GRA-PUR-ZZ-SL-DR-A-0150 rev.B and the submitted Travel Plan Statement shall be kept clear of obstruction and shall not be used other than for the access and parking of vehicles in connection with the development hereby permitted.

Reason: To ensure that suitable parking and turning areas are provided to serve the approved development in the interests of highway safety in accordance with Policies DP9 and DP10 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).

27. Travel Plan Statement (Compliance)

The "Travel Statement" Rev. B by Purcell shall be implemented in accordance with the details and timescales specified therein, unless alternative arrangements and timescales are agreed in writing with the Local Planning Authority. The Approved Travel Plan shall be monitored and reviewed in accordance with the agreed Travel Plan targets to the satisfaction of the Local Planning Authority.

Reason: To support sustainable transport objectives including a reduction in single occupancy car journeys and the increased use of public transport, walking and cycling in accordance with Policy DP9 and DP10 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).

28. **Bicycle Storage (Pre-occupation)**

No occupation of the development shall commence until covered bicycle storage for at least 12 bicycles has been provided in accordance with details which have been first submitted to and approved in writing by the Local Planning Authority. The bicycle storage shall be retained permanently thereafter.

Reason: To support sustainable transport objectives including the increased use of cycling in accordance with Policy DP9 and DP10 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).

29. **Hours of Construction (Compliance)**

Noise emissions from the site during the development, i.e. the demolition, clearance and redevelopment of the site, shall not occur outside of the following hours:

Mon - Fri 08.00 - 18.00

Sat 08.00 - 13.00

There shall be no such noise generating activities at all other times, including Sundays, Bank and Public Holidays.

Reason: To safeguard the amenities of adjoining occupiers in accordance with Policies DP7 and DP8 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014)

Informative(s):

1. In determining this application the Local Planning Authority considers it has complied with the aims of paragraph 38 of the National Planning Framework by working in a positive, creative and pro-active way.

2. **Condition Categories**

Your attention is drawn to the condition/s in the above permission. The heading of each condition gives an indication of the type of condition and what is required by it. There are 4 broad categories:

Compliance - The condition specifies matters to which you must comply. These conditions do not require the submission of additional details and do not need to be discharged.

Pre-commencement - The condition requires the submission and approval of further information, drawings or details before any work begins on the approved development. The condition will list any specific works which are exempted from this restriction, e.g. ground investigations, remediation works, etc.

Pre-occupation - The condition requires the submission and approval of further information, drawings or details before occupation of all or part of the approved development.

Bespoke Trigger - The condition contains a bespoke trigger which requires the submission and approval of further information, drawings or details before a specific action occurs.

Please note all conditions should be read fully as these headings are intended as a guide only.

Failure to comply with these conditions may render the development unauthorised and liable to enforcement action.

Where approval of further information is required you will need to submit a conditions application and pay the relevant fee, which is 116GBP per request (or 34GBP where it relates

to a householder application). The request must be made in writing or using the Standard Application form (available on the council's website). For clarification, the fee relates to each request for the discharge of condition/s and not to each condition itself. There is a no fee for the discharge of conditions on a Listed Building Consent, Conservation Area Consent or Advertisement Consent although if the request concerns condition/s relating to both a planning permission and Listed Building Consent then a fee will be required.

3. Please note that your proposed work may also require Building Regulations approval, which is a separate consent process to the consideration of a planning application. The Council's Building Control team are available to provide Building Regulations advice from pre-application stage to completion of a development and can be contacted on 0300 303 7790. Further details can also be found on their website <https://buildingcontrol.somerset.gov.uk/>
4. Please note that any proposed signage may require Advertisement Consent.
5. In order to seek approval for details reserved by conditions relating to the approval of external walling and roofing materials, please ensure that materials are left on site for approval and NOT brought to the Council Offices. When applying for the approval of materials you must provide photographs of the materials in the context of the site, and state precisely where on site any samples have been made available for viewing.
6. The applicant is advised to see the consultation response from the LLFA regarding advice to assist with the approval of details sought in pursuance of the surface water drainage condition.
7. Advice to assist with Landscape condition:
Where it is intended to create semi-natural habitats, all species used in the planting proposals shall be expected to be locally native species of local provenance. New shrubs should be high nectar producing to encourage a range of invertebrates to the site, to provide continued foraging for bats. The shrubs should also appeal to night-flying moths which are a key food source for bats. The Royal Horticultural Society guide, RHS Perfect for Pollinators, www.rhs.org.uk/perfectforpollinators provides a list of suitable plants both native and non-native.
8. The applicant is advised to review the consultation responses from the Crime Prevention Design Advisor regarding additional considerations for crime prevention and security.
9. Badgers:
The developers are reminded of the legal protection afforded to badgers and their resting places under the Protection of Badgers Act 1992 (as amended). It is advised that during construction, excavations, or large pipes (>200mm diameter) must be covered at night. Any open excavations will need a means of escape, for example a plank or sloped end, to allow any animals to escape. In the event that badgers, or signs of badgers are unexpectedly encountered during the implementation of this permission it is recommended that works stop until advice is sought from a suitably qualified and experienced ecologist at the earliest opportunity.

Date of Decision: 19 September 2023

Mickey Green
Executive Director
Climate and Place

NOTES

Appeals to the Secretary of State

If you are aggrieved by the decision of the Local Planning Authority to refuse permission or to approve it subject to conditions, you may appeal to the Secretary of State under:

- Section 78 and 79 of The Town and Country Planning Act 1990,
- Section 20 of The Planning (Listed Building and Conservation Area) Act 1990,
- Regulation 19 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012,
- Regulation 17 of the Town and Country Planning (Control of Advertisements) Regulations 2007 or
- Section 195 of the Town and Country Planning Act 1990

You must appeal **within the following timescales**:

- **28 days** from the date on the decision notice for works to trees covered by Tree Preservation Orders (TPO) using the form available here:

[Appeal a decision about a tree preservation order: When you can appeal \(www.gov.uk\)](http://www.gov.uk)

- **8 weeks** from the date on the decision notice for Advertisement Consent using the form available here: [Appeal a decision about consent to display an advertisement: When you can appeal \(www.gov.uk\)](http://www.gov.uk)

- **12 weeks** from the date on the decision notice for householder applications using the form available here:

[Appeal a householder planning decision: Overview \(www.gov.uk\)](http://www.gov.uk)

- **12 weeks** from the date on the decision notice for minor commercial applications using the form available here:

[Appeal a minor commercial development decision: When you can appeal \(www.gov.uk\)](http://www.gov.uk)

- **6 months** from the date on the decision notice for Listed Building Consent using the form available here:

[Appeal a listed building consent decision: When you can appeal \(www.gov.uk\)](http://www.gov.uk)

- There is **no time limit** for submission of an appeal for a Certificate of Lawfulness or a Listed Building Certificate of Lawfulness using the form available here:

[Appeal a decision about a lawful development certificate: When you can appeal \(www.gov.uk\)](http://www.gov.uk)

- **6 months** from the date on the decision notice for all other applications using the form available here: [Appeal a planning decision \(www.gov.uk\)](http://www.gov.uk)

You can contact the Planning Inspectorate's customer support team if you need help using the online service above by email: enquiries@planninginspectorate.gov.uk or telephone: 0303 444 5000 Monday to Friday, 9:00am to 12:00pm (noon) (except public holidays).

Purchase Notices

- If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require 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 and/or Section 32 of The Planning (Listed Building and Conservation Area) Act 1990.

Compensation

- In certain circumstances compensation may be claimed from the Local Planning Authority if permission or consent is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to them.
- These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990, Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and, in respect of Tree Preservation Orders, Section 203 of The Town and Country Planning Act 1990.

Notes in Respect of All Applications

- Although Planning Permission or Advertisement Consent 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 the work can commence.
- If Planning Permission has been granted for the development, should this involve any work within the highway such as the construction of a vehicular access, the consent of the Somerset Council, as Highway Authority should also be obtained - [Roads, travel and parking \(somerset.gov.uk\)](#)
- 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 further information can be obtained from: [Public Rights of Way \(somerset.gov.uk\)](#)
- If planning permission has been granted for development involving the creation of one or more properties needing new addresses you will need to contact the Street Naming and Numbering department of Somerset Council, for assignment of the official address/es. Details are available at [Street naming and numbering \(somerset.gov.uk\)](#)