

Development and Environment
 North Somerset Council
 Post Point 15
 Town Hall, Weston-super-Mare BS23 1UJ
 Website: www.n-somerset.gov.uk/applyforplanning



Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
<input type="text" value="345722"/>	<input type="text" value="165850"/>

Description

Applicant Details

Name/Company

Title

Mr

First name

Gary

Surname

Booth

Company Name

Sporting Weston F.C.

Address

Address line 1

26 The Chestnuts

Address line 2

Address line 3

Town/City

Winscombe

County

North Somerset

Country

United Kingdom

Postcode

BS25 1LD

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

Yes

No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

Sporting Weston F.C. are applying for funding to make alterations to its changing room facilities as detailed below. The grant provider (The Football Foundation) require confirmation that planning permission is not required to make these alterations.

1. Replacement of a urinal found inside the changing facilities building. The urinal is located in the communal area of the "home" changing area, which can be found to the left of the building as one enters the single floor complex.
2. Replacement of 6 rotting wooden window frames and single pane glass to UPVC doubled glazed windows. Five windows are located at the front of the building, the final window is located to the right side as one faces the complex.
3. Painting of both internal and external walls of the changing complex.

Does the proposal consist of, or include, a change of use of the land or building(s)?

Yes

No

Has the proposal been started?

Yes

No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

A "Specific Defects Survey" was conducted by qualified surveyor Lee O'Dea BSc Hons MCABE MCI0B MRPSA AssocRICS on 03/06/2023 - report reference 23/00002/SDS refers. This survey documents that the current changing facilities used by Sporting Weston F.C., Cleeve Tennis Club and Cleeve Cricket Club are not fit for purpose. Indeed, the report summary highlights why the three improvements are requested.

'Overall, the elements inspected are in a considerably poor condition with clear evidence of very little maintenance carried out to preserve the exterior and interior of the building and maintain/replace serviceable items such as sanitary plumbing fittings. Having said that, the team who manage the building have clearly worked hard to maintain the building in its current condition keeping it tidy and as clean as possible with the limited facilities and finances available to them. In order to resolve the defects raised within this report, additional finances/resources will be required.

Ultimately, the condition of the exterior interior and sanitary conveniences are unsightly, compromising the useability, reducing the longevity and posing a health and safety risk to those who are using the building, particularly due to the unhygienic sanitary conveniences. It is advised that the building undergoes urgent repairs/maintenance to improve the condition of the elements inspected in order to ensure the building is safe and usable.

Annual inspections should be carried out to monitor the buildings condition with repairs scheduled if required. This will help to preventing further defects from occurring and maintain those elements that have been addressed.

Failing to address the defects will further increase the risk of leaking effluent water from sanitary convenience, water ingress within the building and an unhygienic premises which will continue to get worse without resolution..

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

The Specific Defects Survey highlights the concerns regarding the specific areas of the changing facilities that need improvement. This document can be submitted.

Internal Painting:

The internal linings should be repaired where appropriate including removing debris, filling superficial loose and/or cracked mortar joints and cleaning the surface. The surface should then be primed and masonry paint applied over as previously carried out. It is recommended that the masonry paint used is wipeable to maintain a hygienic and aesthetically pleasing surface.

External Painting:

The external painted finish should be addressed as early as practicably possible.

The buildings walls should be cleaned and any debris removed along with flaking and delaminating paint. Any superficial cracks or holes within the render should be repaired with 'like for like' materials. The render should then be primed prior to redecorating with external grade masonry paint.

The sub-structure should also be addressed in a similar fashion with appropriate waterproofing materials.

Sanitary Conveniences:

Due to the age and condition of the plumbing, fixings and urinals themselves, it would be beneficial to replace them for upgraded versions. This will help to improve the hygiene of the bathrooms and make the space safer for people to use. The waste plumbing should also be replaced alongside to ensure the system is functioning correctly throughout and preventing inconsistencies with the installations that could cause further repairs.

Select the use class that relates to the existing or last use.

F2 - Local community

Information about the proposed use(s)

Select the use class that relates to the proposed use.

F2 - Local community

Is the proposed operation or use

- Permanent
- Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

The improvement work is required and recommended by a qualified Surveyor. Checking the North Somerset Council website work of this nature does not require planning permission. Confirmation of this fact is required to secure the necessary funding to make the much needed repair work.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Customer reference 0010-3120-2707-0942

Date (must be pre-application submission)

13/10/2023

Details of the pre-application advice received

We are not able to provide informal site-specific advice about the need for planning permission. This is because we need to research the history of the site and will require more details from you. However, we do provide a service where you can apply for a certificate of lawfulness which results in us giving you our formal and legally binding view as to whether planning permission is required. There is a fee of for this service, and an application form. You will also need to provide accurate scaled drawings to show what you propose. The process normally take six to eight weeks, in accordance with Government targets. You can find advice about how to apply for a certificate of lawfulness on our website at www.n-somerset.gov.uk/lawfuldevelopment.

If you do need to apply for planning permission, you can find out how to do so by visiting www.n-somerset.gov.uk/submitapplication.

You may also require Building Regulations approval. The Building Regulations process is entirely separate to the planning application process. It's purpose is to ensure buildings are safe, energy efficient and comply with modern standards. We provide a free advice service about the need for building regulations approval and would be happy to help you. Simply call our Building Control team on 01275 884 550.

Kind Regards

Paula Williams
Planning Support Officer
Agilisys Partnership Staff
North Somerset Council

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

If yes, please provide details of their name, role, and how they are related:

***** REDACTED *****

Interest in the Land

Please state the applicant's interest in the land

- Owner
- Lessee
- Occupier
- Other

If Lessee or Occupier, please give details of the owner and state whether they have been informed in writing of this application

***** REDACTED *****

Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Gary Booth

Date

09/11/2023