

**North Somerset Council
Place Directorate
Town Hall
Walliscote Grove Road
Weston-super-Mare
BS23 1UJ**

**Date: 20/11/23
My Ref: 2078/23
Planning Portal 12601566**

Dear Sir or Madam,

RE: Retrospective application for change of use of land to garden and proposed garage at 3 Butts Orchard, Wrington, Bristol, BS40 5DR.

A full planning application is submitted on the Planning Portal, ref as above for the change of use of land and proposed garage at 3 Butts Batch. The £462 fee has been paid via the Planning Portal.

The retrospective part of the application refers to a small plot of land to the rear of 3 Butts Orchard whereby following my client's purchase of the land he cleared it of debris and overgrown brambles etc and not keeps the grass cut. The only access to the plot is via the access track under the control of my clients. The application is also to build a garage and garden store on the plot. Please refer to the plans and documents submitted.

The site is out side of the higher Flood Risk Zones; please see the Flood Risk Map submitted.

If additional information is required, please contact me by email.

Yours faithfully,

Ian Ford,

Documents submitted:

2078/23/01 Location Plan and Site Plan
2078/23/02 Garage Proposed Plan and Elevation
Application Forms
CIL forms
Design and Access Statement
Flood Risk Map