

## NOTES

### Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to grant permission for the proposed development subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice if you want to appeal against your local authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If this is a decision to refuse planning permission for a householder application or minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- Or with any other decision, if you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.  
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- 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 need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If an Enforcement Notice is served relating to the same or substantially the same land and development as in your application, then you must do so within:  
28 days of the date of service of the Enforcement Notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

### 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 he 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 District Council in whose area the land is situated. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I Part 6 of the Town and Country Planning Act 1990.

### Other Information

- This permission relates to planning control only. Any other statutory consent necessary must be obtained from the appropriate authority. Building Regulations consent for the development may be necessary and you should approach the Building Control Section of the Council.
- Attention is drawn to the fact that any failure to adhere to the details of approved plans or to comply with conditions attached to permissions constitutes a contravention of the provisions of the Town and Country Planning Act 1990 in respect of which enforcement action may be taken.
- Development begun after three years from the date of this permission is unauthorised development in respect of which enforcement action may also be taken.



**Forest of Dean**  
— DISTRICT COUNCIL —

# Town and Country Planning Act, 1990 (As Amended)

Town & Country Planning (Development Management Procedure)  
(England) Order 2015

To: The Midcounties Co-Operative  
C/o Gould Singleton Architects  
FAO Mr Stephen Cox  
Earls Way  
Halesowen  
B63 3HR

PLANNING REFERENCE NUMBER AND  
DATE OF APPLICATION  
**P1656/18/FUL**  
**19/10/2018**

In accordance with their powers under the above Act and Regulations, the Council  
as a Local Planning Authority grant

## **FULL PERMISSION**

to the development described below in accordance with the submitted application  
and its accompanying plan(s), but subject to the conditions stated

### **Description of Development**

Extension to existing retail premises including alterations to internal layout and car park.

### **Address**

**Co-op Market Square Newent**  
Newent Parish

### **CONDITIONS ATTACHED TO PERMISSION AND THE REASONS FOR THEM:-**

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

Reason: To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

02. The development hereby permitted shall be carried out in accordance with the approved plans listed in the table below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Dated: 25th January 2019

**IMPORTANT – SEE NOTES OVERLEAF**

03. The development hereby permitted shall not be occupied until the vehicular parking and turning and loading/unloading facilities have been provided in accordance with the submitted plan drawing no. 17-1622/31B, and those facilities shall be maintained available for those purposes thereafter.

Reason:- To ensure that a safe, suitable and secure means of access for all people that minimises the scope for conflict between traffic and cyclists and pedestrians is provided in accordance with the paragraphs 108 and 110 of the National Planning Policy Framework.

04. The development hereby permitted shall not be occupied until the cycle storage facilities have been made available for use in accordance with the submitted plan drawing no. 17-1622/31B and those facilities shall be maintained for the duration of the development.

Reason:- To give priority to cycle movements by ensuring that adequate cycle parking is provided, to promote cycle use and to ensure that the appropriate opportunities for sustainable transport modes have been taken up in accordance with paragraph 108 of the National Planning Policy Framework.

05. Prior to occupation of the proposed development hereby permitted details of the proposed footway improvements including refreshment of road markings (Zebra Crossings), shall be submitted to and approved in writing by the local planning authority. The development shall not be occupied until the works have been completed and are open for use by the public and maintained thereafter.

Reason: To ensure that safe, suitable and secure access is achieved and maintained for all people that minimises the scope for conflict between traffic and cyclists and pedestrians in accordance with paragraph 108 and 110 the National Planning Policy Framework.

4. Prior to the occupation of the development hereby permitted,

06. Prior to the occupation of the development hereby permitted, two of the proposed car parking spaces shall be designated to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.

Reason:- To ensure that the development incorporates facilities for charging plug-in and other ultra-low emission vehicles in accordance with Paragraph 110 of the National Planning Policy Framework.

07. Activities on the site, other than ancillary office uses hereby approved or internal maintenance work, shall not be carried out except within the following times and days:-

- i. between the hours of 0800 and 2200 Monday to Saturday inclusively;
- ii. between the hours of 0800 and 2200 on Sundays,
- iii. deliveries shall only take place between the hours of 0700 and 2200 on Mondays to Saturdays, and between the hours of 0800 and 1700 on Sundays.
- iv. The store shall not be open to the public nor receive deliveries on Christmas Day or Easter Day.

Reason: To safeguard the aural and general amenities of neighbouring dwellings in accordance with the National Planning Policy Framework, and Core Strategy Policy CSP.1.

08. The roofs of the extensions shall be constructed with reconstituted slate and the walls facing brickwork to match the existing building.

Reason: To ensure the extension harmonises with the existing building, in the interests of amenity and in accordance with Core Strategy Policy CSP.1.

09. Notwithstanding the submitted details, no development shall commence until a scheme for hard and soft landscaping of the site (incorporating existing flora) and including the means of enclosure and the materials to be used for hard surfacing, has been submitted to and approved by the Local Planning Authority. The scheme shall include, but shall not be limited to:

1.A plan showing existing vegetation to be retained and safeguarded during construction works.

2.Planting specification and long term management plan for the site.

3.Detailed planting / sowing specifications including species, size, density spacing, cultivation protection (fencing, staking, guards) and methods of weed control

4.Details of surfacing, boundary treatments and landscaping structures including design, location, size, colour, materials and openings.

Such a scheme shall be carried out in accordance with the approved scheme and in accordance with the landscape implementation phasing plan. If at any time in the five years following planting any tree, shrub or hedge shall for any reason die, be removed or felled it shall be replaced with another tree, shrub or hedge of the same species during the next planting season to the satisfaction of the Local Planning Authority, unless the Local Planning Authority gives prior written consent to any variation.

Reasons: To safeguard Biodiversity as set out by Wildlife and Countryside Act 1981 (as amended), Natural Environment and Rural Communities Act 2006, National Planning Policy Framework (Paragraphs 109 & 118), and CSP 1, AP7.

**This permission relates to the following plans:**

<b>Drawing(s) Title</b>	<b>No.(s)</b>	<b>Received on:</b>
Location Plan	17-1622/L	19 October 2018
Proposed site plan	17-1622/31/B	7 December 2018
Proposed Elevations and Floor Plans	17-1622/30A	19 October 2018
Existing Elevations and Floor Plans	17-1622/10a	19 October 2018
Topographical detail	17-1622/32	19 October 2018
Other	CRIB RETAINING WALL 17-1622/33	7 December 2018

**NOTES**

1. The proposed development will involve works to be carried out on the public highway and the Applicant/Developer is required to enter into a legally binding Highway Works Agreement (including an appropriate bond) with the County Council before commencing those works.

2. **Advice Note for Birds and Nesting Season**

The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (Section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act.

Generally trees, buildings and scrub may contain nesting birds between 1st March and 31st August inclusive. It is considered that the application site is likely to contain nesting birds between the above dates. You are advised to seek the advice of a competent ecologist prior to undertaking any works which could affect nesting birds during the period outlined above.

3. The proposed development will involve works to be carried out on the public highway and the applicant/developer is required to enter into a legally binding Highway works Agreement (including an appropriate bond) with the Council before commencing those works.

*P.M. Williams*  
Strategic Group Manager