

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 Planning Permission

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="355963"/>	<input type="text" value="171327"/>

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

**** REDACTED ****

Secondary number

Fax number

Email address

**** REDACTED ****

Site Area

What is the measurement of the site area? (numeric characters only).

3308.30

Unit

Sq. metres

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

Erection of jumbrella, retractable awning and jasmine arch at the dining area; refurbishment of the car park, entrance and garden areas.

Has the work or change of use already started?

Yes

No

Existing Use

Please describe the current use of the site

Public House.

Is the site currently vacant?

Yes

No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

Yes

No

Land where contamination is suspected for all or part of the site

Yes

No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes

No

Materials

Does the proposed development require any materials to be used externally?

Yes

No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Other

Other (please specify):

New jumbrella

Existing materials and finishes:

N/A

Proposed materials and finishes:

1. Base to be concreted into cube of concrete foundation of minimum dimensions 600 x 600 x 800mm deep. 2. The Base must be absolutely vertical in the concrete & the top plate of the base should be proud of the concrete or paving finish, to allow the hinge to be assembled and operational on installation. 3. Align the black line on the lid parallel to the building / patio as required to ensure Jumbrella is square. 4. Make sure that the 2 x small bolts for the hinge are facing away from the building / other Jumbrella or structures to allow for sufficient space for the Jumbrella to be tilted as it is erected or taken down. 5. Ensure that the space allocated has 200mm clearance on each side of the Jumbrella, to allow for movement in high winds or for gutters. For example a 4m2 Jumbrella –the centre of the base should be 2.2m from building / other Jumbrella / fences etc. 6. All caps and covers must be refitted to avoid ingress of wet concrete into base cavity and bolt holes. 7. For Jumbrellas with lights & heaters, a 5 core 4mm armour flex cable should be provided through the base. A minimum of 400mm cable should be left coming out of the top of the base to be able to make the connection in the Jumbrella.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Fencing

Proposed materials and finishes:

ALLOW FOR PAINTING OF ESTATE FENCING IN BLACK in car park ADD YELLOW HATCH TO FIELD GATE in car park ALLOW FOR FENCING TO BE RESTAINED DARK WALUT TO DESIGNERS APPROVAL in garden ALLOW FOR GATE TO RECEIVE NEW PUSH BAR & OVER RIDE in garden

Type:

Other

Other (please specify):

Jasmine Arch

Existing materials and finishes:

N/A

Proposed materials and finishes:

New jasmine arch with twinkle lights at entrance.

Type:

Other

Other (please specify):

Retractable Awning

Existing materials and finishes:

N/A

Proposed materials and finishes:

1NO. 7000*(P)5000mm RETRACTABLE ROOF (Pergolino) 2 No. L1000 x W500 x H1050mm PLANTERS 6 No. 1.65 kW INFRARED HEATERS 3NO. 1500*500*1050mm WEIGHTED PLANTER - 6 No. 1.65

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

- Planning & Heritage Statement;
- Existing External Plan (Dwg No: JMDA_1739_PL_001 (Rev. A));
- Proposed Layout Plan (Dwg No: JMDA_1739_PL_002 (Rev. A));
- Proposed External Sketch Scheme (Dwg No: JMDA_1739_PL_003 (Rev. A));
- Block & Location Plan (Dwg No: JMDA_1739_PL_004);
- Existing and Proposed Elevations (Dwg No: JMDA_1739_PL_005 (Rev. A));
- Planter & Screen Proposal Layout (Dwg No: 161632-SQ39264-01 (Rev. 03))
- Jumbrella Instructions;

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- Yes
 No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes
 No

Are there any new public roads to be provided within the site?

- Yes
 No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes
 No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes
 No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- Yes
 No

Vehicle Type:

Disability spaces

Existing number of spaces:

2

Total proposed (including spaces retained):

2

Difference in spaces:

0

Vehicle Type:

Cars

Existing number of spaces:

58

Total proposed (including spaces retained):

58

Difference in spaces:

0

Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes
 No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes
 No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes
 No

Will the proposal increase the flood risk elsewhere?

- Yes
 No

How will surface water be disposed of?

Sustainable drainage system

Existing water course

Soakaway

Main sewer

Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

Yes, on the development site

Yes, on land adjacent to or near the proposed development

No

b) Designated sites, important habitats or other biodiversity features

Yes, on the development site

Yes, on land adjacent to or near the proposed development

No

c) Features of geological conservation importance

Yes, on the development site

Yes, on land adjacent to or near the proposed development

No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity net gain

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended)) would apply?

Yes

No

Please add all the exemptions or transitional arrangements that apply and provide a reason why

Exemption:

Temporary exemption for non-major developments (small sites exemption)

Reason for selecting exemption:

Site within 1ha

Note: Please read the help text for further information on the exemptions available and when they apply

Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
- No

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
- No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
- No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
- No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes
- No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- Yes
 No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes
 No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes
 No

Is the proposal for a waste management development?

- Yes
 No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes
 No

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

Authority Employee/Member

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

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
- No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- Yes
- No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Ashton Court

Number:

Suffix:

Address line 1:

Abbots Leigh Road

Address Line 2:

Long Ashton

Town/City:

Bristol

Postcode:

BS41 9JN

Date notice served (DD/MM/YYYY):

14/03/2024

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

City Hall

Number:

Suffix:

Address line 1:

PO Box 3399

Address Line 2:

Town/City:

Bristol

Postcode:

BS1 9NE

Date notice served (DD/MM/YYYY):

14/03/2024

Person Family Name:

Person Role

The Applicant

The Agent

Title

Mr

First Name

Emre

Surname

Gundogdu

Declaration Date

14/03/2024

Declaration made

Declaration

I/We hereby apply for Full planning permission 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

Boyer Planning

Date

14/03/2024