

APPENDIX A

Planning Reference Number: SG.4244

Gloucestershire County Council

TOWN AND COUNTRY PLANNING ACT, 1947

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER, 1950

TO:- Imperial Chemical Industries Ltd.,
Imperial Chemical House,
Millbank,
London, S.W.1.

In pursuance of their powers under the above-mentioned Act and Order, the Council as Local Planning Authority HEREBY PERMIT the development described hereunder subject to the conditions hereunder stated.

Description of Land

An area lying roughly between Severn Beach and Chittening Trading Estate, in the parishes of Redwick and Northwick and Almondsbury in Thornbury Rural District, as shown upon the amended application plan. The total area comprising:- Area No.1. approx. 1,000 acres, Area No.2. approx. 545 acres and area No.3. approx. 1,100 acres.

Description of Development

This outline application for planning permission is for:-

- (1) the development of an area of 1,000 acres (outlined in dark purple on the attached plan "B" and thereon marked "1")-
 - (a) for the construction and operation of factories for the production of chemical and allied products (including non-ferrous metals) and
 - (b) for the development mentioned in sub-paragraphs (ii) and (iii) hereof.
- (ii) the development within an area of 545 acres (outlined in green on the attached plan "B" and thereon marked "2") consisting of
 - (a) the construction and operation of offices, warehouses, stores, reservoirs, pumphouses, canteens, clubs, hostels, training establishments, amenity and welfare buildings, sports pavilion and sports and playing fields, and
 - (b) the development mentioned in sub-paragraph (iii) hereof.
- (iii) the development within an area of 1,100 acres (outlined in light purple on the attached plan "B" and thereon marked "3") consisting of the construction and operation of any buildings, structures, erections or engineering works expedient for and ancillary to the construction and operation of the factories mentioned in paragraph (1) above, other than buildings, structures or erections in which actual processes of manufacture are carried on.
- (iv) the change of use of Hook Farm and Severn Farm (coloured in yellow on the attached plan "B" and thereon marked "5") to office and/or residential hostel and club purposes.
- (v) permission to construct accesses to existing public highways (such accesses being outlined in brown on the attached plan "B" and thereon marked respectively 6A, 6B and 6C).

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CONDITIONS ATTACHED TO CONSENT

1. No development shall be commenced before the layout of structures or erections in the nature of plant and machinery or before the layout, design and external appearance of any other buildings has been approved by the local planning authority in the following areas:-
 - (a) An area (hereafter called "the perimeter area") within 200 yards of the perimeter of the lands the subject of this permission running from the north-western corner of O.S. 301 on the Edition of 1920, Gloucestershire Sheet LXVII.6 in a clockwise direction to Vimpeny's Lane near Elm Tree Farm.
 - (b) All that part of area No.2. south-east of Willow Farm and lying between Severn Road and Monk's Well Rhine.
 - (c) An area lying within 50 ft. of the boundary of the following public highways:- Ableton Lane and the highways leading therefrom to British Railways Severn Beach Branch at the northern end of Chittingen Warth and to Minor's Farm respectively, Berwick Lane, Vimpeny's Lane, Farm Lane and Severn Road.
2. Development which does not comply with the height limits laid down by the Ministry of Supply as shown on the attached plan "A" shall not be carried out until a specific application therefor has been made to and approved by the local planning authority.
3. Within the perimeter area no building exceeding 120 ft. in height measured from ground level to the ridge of the roof (or to the top of the roof in the case of a building with a flat roof) shall be erected until a specific application therefor has been made to and approved by the local planning authority.
4. If so required by the local planning authority, within 12 months after any development has been carried out, the Developers shall within 6 months of the date of such request submit, in respect of that development, a scheme of landscape treatment, which may include tree planting, and such scheme when agreed with the local planning authority or in default of agreement determined by the Minister of Housing and Local Government shall be carried out by the developers in accordance with the provisions of the scheme.
5. The proposed accesses shown on the application plan shall not be constructed until their precise location has been agreed with the local planning authority or in default of agreement determined by the Minister of Housing and Local Government and until detailed plans therefor have been approved by the local planning authority or by the Minister of Housing and Local Government on appeal.
6. The access proposed to be constructed at point 6B shall not be used as a principal access for the reception and despatch of goods.
7. No development within 400 feet of the western boundary of area No.1. shown on the said plan shall take place without the further approval of the local planning authority until the width and location of any road intended to be substituted for any portion of the Severn Beach/Crooks Marsh Road which is intended to be closed at a later date has been agreed with the local planning authority or in default of agreement determined by the Minister of Housing and Local Government.
8. No buildings shall be erected nearer than 10 feet to the oil pipelines shown on the attached plan "B".

Such land in the areas numbered 1 and 2 on the application plan as for the time being is not developed or in process of development or about to be developed, shall remain in agricultural use.

10. No process involving the discharge of liquid wastes to the River Severn and no process to be carried out in a special industrial building as defined in the Schedule to the Town and Country Planning (Use Classes) Order, 1950, S.I. 1950, No. 1131 shall be commenced until the local planning authority shall have been given 3 months' notice in writing (with reasonable details) of the proposed process.

The reasons for the Council's decision to grant permission for the development, subject to compliance with the conditions hereinbefore specified are:-

1. The application is one in outline only and the matters referred to in these conditions will require further consideration in view of their relationship to adjoining land and development.
3. To safeguard aircraft taking-off from and landing at Filton aerodrome.
4. In order to secure harmony with the surrounding landscape:
5. In order to ensure safe and satisfactory means of access to existing highways and to ensure that these means of access shall conform to any improvements to the existing highways which may be proposed.
6. This access opens out on to a very narrow country highway and its use as a principal access for the reception and despatch of goods would involve heavy traffic using roads which are unsuitable for that purpose and would necessitate such traffic travelling through Compton Greenfield which would be undesirable.
7. To enable consideration to be given to the width and location of any substitute road for the Severn Beach/Crooks Marsh road if this latter road is closed as a result of the proposal development and to ensure that any substitute road is satisfactorily related to the existing road system to the north and to the south of the site.
8. To protect the national oil pipe-lines running through the site.
9. To ensure that agricultural production shall continue as long as possible and to make full use of land until it is required for the purposes of the proposed development.
10. To facilitate consultation with the object of preventing pollution of the River Severn and of the atmosphere and to protect the interests of the Central Electricity Authority's generating stations at Portishead and Berkeley.

Dated Twenty-seventh day of November, 1957

GUY H. DAVIS

Clerk of the Council

IMPORTANT - SEE NOTES OVERLEAF

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NOTES.

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may by notice served within one month of receipt of this notice, appeal to the Minister of Housing and Local Government in accordance with Section 16 of the Town and Country Planning Act, 1947. The appropriate form should be obtained from: The Principal Regional Officer, Ministry of Housing and Local Government, Flowers Hill, Brislington, Bristol, 4. The Minister has power to allow a longer period for the giving of a notice of Appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of a notice because negotiations with the Local Planning Authority in regard to the proposed development are in progress. The Minister is not, however, required to entertain such an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the provisions of Section 14 of the Act and of the Development Order and to any directions given under the Order.

2. If permission to develop land is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Minister of Housing and Local Government, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with Section 19 of the Town and Country Planning Act, 1947.

3. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused, or granted subject to conditions by the Minister on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 20 of the Town and Country Planning Act, 1947, and Part II of the Town and Country Planning Act, 1954.

4. This permission relates to planning control only. Any other statutory consent necessary must be obtained from the appropriate authority.

5. If any further information is required in connection with this decision it may be obtained from the County Planning Officer, Upton Lane, Barnwood, Gloucester.

HEIGHT RESTRICTIONS

The restrictions on height of buildings, etc., as they apply to the separate areas of development, are described below and refer to the relevant details marked on the map.

Area 1

In that part of Area 1 which lies between arcs AB and CD the maximum height of buildings is restricted to an inclined limit of 325 ft. A.O.D. on AB rising to 675 ft. A.O.D. on CD.

The maximum height in the remainder of this area, i.e. between CD and the sea and shaded grey on the map, should not exceed 675 ft. A.O.D.

Area 2

One corner of this area is under the northern edge of the approach funnel to the western end of Filton's main runway. The edge of the funnel is represented on the map by the line XY and in the area shaded red the maximum building height should not exceed 265 ft. A.O.D.

In the narrow strip hatched in ink the maximum permitted height slopes from XY upwards at 1:7 to join the 1:20 gradient between AB and CD; in this strip building would be approved up to a height of between 325 and 420 ft. A.O.D. according to position.

The same restrictions on building in the remainder of Area 2 apply as elsewhere between the arcs AB and CD, i.e. 325 ft. A.O.D. on AB rising to 675 ft. A.O.D. on CD. The maximum height in that part of area 2 west of the arc CD should not exceed 675 ft. A.O.D.

Area 3

A restriction of 675 ft. A.O.D. applies to the part of this area (shaded on the map) between its eastern edge and arc EF.

There is no restriction west of arc EF.

Planning Reference Number : SG.4244/A

Gloucestershire County Council

TOWN AND COUNTRY PLANNING ACT, 1947

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER, 1950

T01- Imperial Chemical Industries Ltd.,
Prudential Buildings,
Wine Street,
Bristol, 1.

In pursuance of their powers under the above-mentioned Act and Order, the Council as Local Planning Authority HEREBY PERMIT the development described hereunder subject to the conditions hereunder stated.

Description of Land

Between Crooks Marsh and Elmington Manor Farm, Hallen. O.S. 67.7 (1920 edition). O.S. 67.10 & 11 (1915 edition). Parcels 408, 276, 578 part, 689 part, 682 part, 677 part, 672 part, 727 part, 726, 678 part, 719 part, 725, 724 part, 728 part. (Radwick and Northwick). Thornbury R.D.

Description of Development

This outline application for planning permission is for:-

- (i) The development of an area of 22.55 acres (outlined in dark purple on the submitted plan) and thereon marked "1A"
 - (a) for the construction and operation of factories for the production of chemical and allied products (including non ferrous metals).
 - (b) for the development mentioned in sub-paragraph (ii) hereof and
 - (c) for development consisting of the construction and operation of any buildings, structures, erections or engineering works expedient for and ancillary to the construction and operation of the factories mentioned in sub-paragraph (a) above, other than buildings, structures or erections in which actual processes of manufacture are carried on.
- (ii) The development within an area of 41 acres (outlined in blue on submitted plan) and thereon marked "2A" consisting of
 - (a) the construction and operation of offices, warehouses, stores, reservoirs, pump houses, canteens, clubs, hostels, training establishments, amenity and welfare buildings, sports pavilions and sports and playing fields, and
 - (b) the development mentioned in sub-paragraph (i)(c) hereof.

CONDITIONS ATTACHED TO CONSENT

1. No development shall be commenced before the layout of structures or erections in the nature of plant and machinery or before the layout, design and external appearance of any other buildings has been approved by the local planning authority in the following area:-

An area lying within 50 ft. of the boundary of the following public highways:- Abbleton Lane and the highways leading therefrom to British Railways Severn Beach Branch at the northern end of Chittinging Warth and to Minor's Farm respectively, Barwick Lane, Vampeny's Lane, Farm Lane and Severn Road.

2. Development which does not comply with the height limits laid down by the Ministry of Supply as shown on plan "A" attached to Consent No: SG.4244 granted on 27th November, 1957, shall not be carried out until a specific application therefor has been made to and approved by the local planning authority.

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3. If so required by the local planning authority, within 12 months after any development has been carried out, the Developers shall within 6 months of the date of such request submit, in respect of that development, a scheme of landscape treatment, which may include tree planting, and such scheme when agreed with the local planning authority or in default of agreement determined by the Minister of Housing and Local Government shall be carried out by the developers in accordance with the provisions of the scheme.
4. Such land in the areas numbered 1 and 2 on the application plan as for the time being is not developed or in process of development or about to be developed, shall remain in agricultural use.
5. No process involving the discharge of liquid wastes to the River Severn and no process to be carried out in a special industrial building as defined in the Schedule to the Town and Country Planning (Use Classes) Order, 1950, S.I. 1950 No. 1131 shall be commenced until the local planning authority shall have been given 3 months' notice in writing (with reasonable details) of the proposed process.

The reasons for the Council's decision to grant permission for the development, subject to compliance with the conditions hereinbefore specified are:-

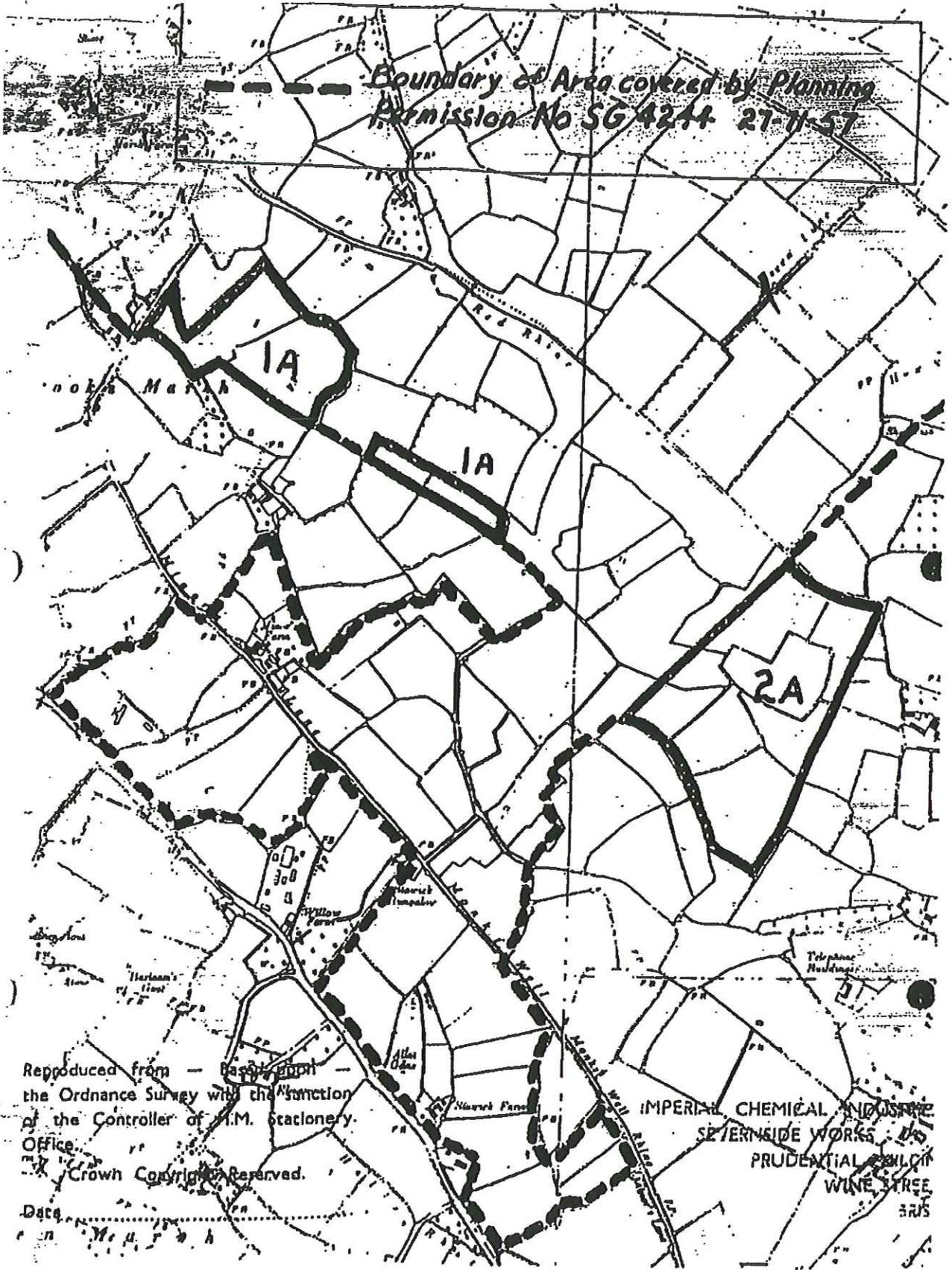
1. The application is one in outline only and the matters referred to in this condition will require further consideration in view of their relationship to adjoining land and development.
2. To safeguard aircraft taking-off and landing at Filton aerodrome.
3. In order to secure harmony with the surrounding landscape.
4. To ensure that agricultural production shall continue as long as possible and to make full use of land until it is required for the purposes of the proposed development.
5. To facilitate consultation with the object of preventing pollution of the River Severn and of the atmosphere and to protect the interests of the Central Electricity Generating Board's generating stations at Fortinhead and Berkeley.

Dated Thirtieth day of July, 1958.

GUY H. DAVIS

Clerk of the Council.

Boundary of Area covered by Planning
Permission No SG 4244 27-11-57



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the Ordnance Survey with the sanction
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Date
1958

IMPERIAL CHEMICAL INDUSTRIES
SPTERSIDE WORKS
PRUDENTIAL BUILDING
WINE STREET
BRIS

TOWN AND COUNTRY PLANNING ACT 1990 PERMISSION FOR DEVELOPMENT

Oaktree Environmental Ltd
Unit 5
Oasis Park
Road One
Winsford Industrial Estate
Winsford
CW7 3RY

APP REF: PT16/4744/MW
DATE VALID: 5th September 2016
DECISION DATE: 20th June 2017
PARISH: Almondsbury Parish
Council

NOTICE OF DECISION

South Gloucestershire Council in pursuance of powers under the above mentioned Act hereby PERMIT:

APPLICATION NO: PT16/4744/MW

DESCRIPTION OF DEVELOPMENT: Retention of use of land as construction waste transfer station including the erection of a building, siting of a weighbridge, erection of concrete push walls, construction of product storage bays, the erection of workshop and office buildings, and new highway access and perimeter concrete walls

APPLICANT: Bristol And Avon Waste Management

LOCATION: Hallen Yard Severn Road Hallen South Gloucestershire
BS10 7SE

In accordance with the application and accompanying plans, subject to the conditions specified below:

CONDITIONS

1. The development permitted by this planning permission shall only be carried out in accordance with the approved FRA (Hafren Water January 2017) and the following mitigation measures detailed within the FRA:
 1. Identification and provision of safe routes into and out of the site to an appropriate safe haven, as specified on page 18 section 6.2.1 of the FRA.
 2. Finished floor levels for the offices and workshop, as specified on page 37 drawing 4167-SK2 RevT of the FRA, to be set no lower than 8.10m Above Ordnance Datum (AOD).

South Gloucestershire Council, Department for Environment and Community Services,
PO Box 299, Strategic Planning, Civic Centre, High Street, Kingswood, Bristol, BS15 0DR
Telephone: 01454 868004 Email: planningapplications@southglos.gov.uk

PT16/4744/MW

Reason

To ensure safe access and egress from the site, to reduce the risk of flooding to the proposed development and future occupants and to accord with Policy 12 of the West of England Joint Waste Core Strategy (Approved) March 2011.

2. Within three months from the date of this permission a detailed planting and management plan to include the existing vegetation retained and providing details of the size, type and specification of all planting proposed, shall be submitted to the Local Planning Authority for written approval. Upon such approval the details shall thereafter be implemented in the next available planting season.

Reason

In the interests of visual amenity and ecology and to accord with Policy 12 of the Joint Waste Core Strategy.

3. Within three months from the date of this permission a scheme to maximise the avoidance of light spillage shall be submitted to the Local Planning Authority for written approval. Such a scheme shall include details on positioning, type and design of all external lighting. Upon such written approval the scheme shall be implemented and thereafter retained for the duration of the development.

Reason

In the interests of ecology and visual amenity and to accord with Policy 12 of the Joint Waste Core Strategy.

4. Within three months from the date of this permission a Traffic Management Plan (TMP) shall be submitted to the Local Planning Authority for written approval. For the avoidance of doubt the TMP shall include but not be limited to vehicle routing, working hours, wheel washing and local vehicle management to avoid vehicles waiting on the local highway network. The details shall thereafter be implemented in accordance with the approved details.

Reason

In the interests of road safety and local amenity and to accord with Policy 12 of the West of England Joint Waste Core Strategy (Adopted) March 2011.

5. Within 3 months from the date of this permission and prior to any further groundworks, including any exempt infrastructure works or remediation works, a programme for geoarchaeological investigation, assessment and analysis shall be submitted to the LPA for approval. Thereafter the approved programme shall be implemented in all respects unless the LPA agrees to any variation in writing. Thereafter the geoarchaeological investigation, post investigation assessment shall be completed in accordance with the approved programme and the provision made for analysis, publication and dissemination of results and archive deposition secured.

Reason

In the interests of the archaeology of the site and in accordance with Policy 12 of the West of England Joint Waste Core Strategy (Adopted) March 2011.

6. Within three months from the date of this permission, a detailed bridleway management scheme for the southern and eastern boundaries of the site, showing location, design and timescales for implementation for cut back, verge management and connection of verge areas, as well as a scheme of signage, shall be submitted to the Local Planning Authority for written approval. The scheme shall thereafter be implemented in accordance with the approved details.

Reason

In the interests of local amenity and public rights of way and in accordance with Policy 12 of the West of England Joint Waste Core Strategy (Adopted) March 2011.

7. No machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site outside the following times 07.00 - 18.00 Mondays to Fridays, 07.00 - 13.00 on Saturdays; nor at any time on Sunday or Bank Holidays.

Reason

In the interests of the amenities of the area and in accordance with Policy 12 of the West of England Joint Waste Core Strategy (Adopted) March 2011.

8. Within three months from the date of this permission an ecological management plan for the site shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall include a detailed scheme of protection, mitigation, compensation and enhancement measures to be incorporated within the development, including a timetable for the implementation of the scheme. The development and the requirements of the management plan, shall subsequently be carried out in accordance with the approved details.

Reason

In the interests of the ecology of the site and in accordance with Policy 12 of the West of England Joint Waste Core Strategy (Adopted) March 2011.

9. Within 3 months from the date of this permission surface water drainage detail proposals indicating the drainage network for the new buildings on site shall be submitted to the Local Planning Authority for written approval. Development shall be carried out in accordance with the approved details.

Reason

In the interests of the drainage of the site and the local water environment and in accordance with Policy 12 of the West of England Joint Waste Core Strategy (Adopted) March 2011.

**IN ACCORDANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) ORDER 2015**
POSITIVE AND PROACTIVE STATEMENT:

In dealing with this planning application the Local Planning Authority have worked with the applicant in a positive and proactive manner in seeking a satisfactory resolution to the application, in accordance with the relevant policies.

ADDITIONAL INFORMATION

1. This decision relates only to the plans identified below:
Site Location Plan (2763/772/12), Combined Site Plan (4167-601 Rev C), Proposed Site Plan (4167-SK2 Rev T), Office Area Ground and First Floor Setting Out (4167-209), Workshop Steelwork Vertical Sections (4167-206), Workshop Steelwork Elevations (4167-203), Proposed Workshop Plan Typical Section Elevations (4167-101), East Elevation (USM SRA EL 204 R1), North Elevation (USM SRA EL 203 R1), West Elevation (USM SRA EL 202 R1) and South Elevation (USM SRA EL 201 R1), received by the Council on the 12th August 2016, and the Flood Risk Assessment (FRA) by Hafren Water, dated January 2017.
2. This permission shall not be construed as granting rights to carry out works on, or over, land not within the ownership, or control, of the applicant.
3. You must obtain the prior written consent of the owner and occupier of any land upon which it is necessary for you to enter in order to construct, externally finish, decorate or in any other way carry out any works in connection with this development including future repairs/maintenance, or to obtain support from adjoining property. This permission does not authorise you to take such action without first obtaining this consent. Your attention is also drawn to the Access of Neighbouring Land Act 1992 and Party Wall Act 1996.
4. This Decision Notice grants planning permission. You are advised that it does not imply compliance with Building Regulations and it is essential that you contact the Council's Building Control Manager with regard to your proposals before proceeding.
5. You are advised to consult the Environment Agency with regard to this proposal at Rivers House, East Quay, Bridgwater, Somerset TA6 4YS, Tel: 01278 457333.
6. Applicants should note that it is an offence to allow mud, filth, dirt or anything to be deposited on the highway or to deposit anything whatsoever so as to damage the highway under Sections 131, 148 and 161 of the Highways Act 1980.
7. Under the Wildlife and Countryside Act 1981 it is an offence to damage, destroy or obstruct access to any structure or place that bats, great crested newts or any other animal listed in Schedule 5 of the Act use for shelter or protection.

Under this Act it is also an offence to disturb barn owls whilst building a nest or in the vicinity of a nest containing eggs or young.

If there is any suggestion that the site is being occupied by any of the species, you are strongly advised to consult English Nature, South West Regional Office, Roughmoor, Bishops Hull, Taunton TA1 5AA before proceeding with the development hereby authorised.

8. The Wildlife and Countryside Act 1981 makes it a criminal offence to damage or destroy the nest of any wild bird whilst that nest is in use or being built. Established working practice avoids works to any hedgerow, tree or other vegetation where birds may reasonably be expected to make their nest (such as scrub) between 1 March and 31 August in any year. Care should be taken outside of this exclusion period as variations in climate may extend the nesting season.
9. The decision to grant planning permission has been taken having regard to the environmental information contained within the documentation submitted in support of the application.

PLEASE NOTE: The development hereby permitted must be implemented in accordance with plans hereby approved and any conditions specified above. The conditions may specify that works are to be carried out or details are required to be submitted for further approval, before all or part of the development is otherwise commenced. For further information regarding the discharge of Planning Conditions and the relevant forms please view "compliance with conditions" on our website, www.southglos.gov.uk If the permission is commenced without these requirements being fully met, or in any other manner, the development may be unauthorised and the permission invalidated. The council holds a definitive copy of this planning decision notice. You should be aware of the risk that subsequent copies of the decision notice may be subject to unauthorised alteration and if necessary you are advised to refer to the council for verification. The definitive copy can be viewed via the council's planning website.



DEVELOPMENT MANAGER

DATE: 20th June 2017



South Gloucestershire Council, Department for Environment and Community Services,
PO Box 299, Strategic Planning, Civic Centre, High Street, Kingswood, Bristol, BS15 0DR
Telephone: 01454 868004 Email: planningapplications@southglos.gov.uk

PLANNING PERMISSION THE NEXT STEPS

Your Decision could be subject to conditions. It is essential that you comply with these conditions in order to protect your planning permission. If you have conditions requiring details to be submitted prior to the commencement of development then failure to discharge these conditions could invalidate your planning permission and result in enforcement action being taken against the development.

HOW TO APPLY TO DISCHARGE CONDITIONS ON YOUR PLANNING PERMISSION

If the condition requires you to agree something in writing with the Authority before development commences then you will need to consider submitting these details at least 8 weeks prior to starting work. In order to submit your application, you can do so by one of the following options:

- Submit an online application using the Planning Portal online application service www.planningportal.gov.uk/
- Complete an application form online via the Planning Portal online Application service, www.planningportal.gov.uk/ printing it off and enclosing it with the correct plans, fee and details before sending it to Development Services.
- Download a copy of the application form from the South Gloucestershire website on www.southglos.gov.uk/planning.
- Request a paper copy from our PT&SE Customer Contact Centre by calling 01454 868004.
- Visit one of the Council One Stop Shop receptions to collect a paper copy of the application form.

The fee amount is £28 per request relating to 'householder' applications and £97 for any other full planning applications.

The fee is payable for each submission (a single submission may be for more than one condition to be discharged).

COMMUNITY INFRASTRUCTURE LEVY (CIL)

If this application has been identified as being liable to CIL you should not commence development until the requirements and obligations under CIL have been established. If we require further information we will write to you requesting this. Where we already have clear information about the proposal and assumed liability we will issue a liability notice shortly. Further information can be found on our website at www.southglos.gov.uk/environment-and-planning/planning/community-infrastructure-levy

BUILDING REGULATIONS

You might require separate Building Control approval and you can also secure this through the Council. For advice on development requiring Building Regulations approval please visit the Planning Portal or contact our Team on 01454 868271

ACTING AS AN AGENT?

Please forward the full copy of this decision to your client and advise them of any conditions. The Council continues to be involved with enforcement action taken against applicants who claim not to have been passed the decision by their Agent.

APPEALS AGAINST THE DECISION OF THE LOCAL PLANNING AUTHORITY (LPA)

If the applicant is aggrieved by the decision to refuse permission/consent for this proposal or to grant permission/consent subject to conditions, he may appeal to the Secretary of State for the Department of Communities and Local Government (SOS) in accordance with the provisions below. All appeals should be submitted on a form obtainable from The Planning Inspectorate, at the address below.

- (a) Refusal of planning permission for **Householder applications – within 12 weeks** (Article 37 of the Town & Country Planning (Development Management Procedure) (England) Order 2015)
- (b) Refusal of planning permission or permission granted subject to conditions - **within 6 months** (Section 78 Town & Country Planning Act 1990 (T & CPA) and Article 37 of the Town & Country Planning (Development Management Procedure) (England) Order 2015)
- (c) Refusal of Listed Building consent or consent granted subject to conditions. Refusal of Conservation Area consent or the decision of the LPA on an application to vary or discharge conditions attached to a Listed Building consent **within 6 months** (Regulation 8 of the Town & Country Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- (d) Refusal of consent for display of advertisement or consent granted subject to conditions - **within 8 weeks** of the date you receive the Council's decision - please refer to separate notice attached where necessary.
- (e) Refusal of Tree Preservation Order consent or consent granted subject to conditions. Issuing of an Article 5 certificate on refusing consent or an Article 6 direction on granting consent to fell any part of a woodland – within 28 days Town & Country Planning (Trees) Regulations 2012.

The SOS has power to allow a longer period for the giving of a notice of appeal but will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. He is not however required to entertain an appeal if it appears to him that permission for the proposals could not have been granted by the LPA, or could not have been granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development orders and to any directions given under the orders.

In the case of refusal of permission to develop land or refusal of Listed Building consent or the granting of permission or Listed Building consent subject to conditions whether by the LPA or SOS and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development works which has been or would be permission, he may serve on the Council in which the land is situated a Purchase Notice (or Listed Building Purchase Notice) requiring the Council to purchase his/her interest in the land in accordance with the provisions of Part VI, Chapter 1 of the Town & CP Act 1990 and Part 1, Chapter III of the Planning (Listed Buildings and Conservation Areas) Act 1990.

In certain circumstances (not applicable to Advertisement proposals) a claim may be made against the LPA for compensation where permission is refused or granted subject to conditions by the SOS on appeal or on reference of the application to him.

NOTES IN RESPECT OF SUBMISSION OF APPEALS

Data Protection: Please note all appeal documentation will appear on the Planning Casework Service website.

When submitting an appeal, please note that an identical set of documents should be sent to both the local authority and The Planning Inspectorate at the following addresses:

South Gloucestershire Council.
Department for Environment and Community Services
PO Box 299
Strategic Planning
Civic Centre High Street Kingswood Bristol BS15 0DR

The Planning Inspectorate
Room 3/04 Kite Wing
2 The Square
Temple Quay
Bristol BS1 6PN

Please ensure this instruction is complied with in order to avoid any unnecessary delay.

NOTES IN RESPECT OF APPLICATIONS FOR CONSENT TO DISPLAY ADVERTISEMENTS

1. Under the provisions of Schedule 2 of the Town & Country Planning (Control of Advertisements) Regulations 2007 before any advertisement is displayed, the permission of the owner of the land, or building on which the advertisement is to be displayed must be obtained.
2. If a conditions imposing a time limit has been expressly included as part of a consent, then that condition must be observed. If no such condition is imposed Regulation 14 (7) of the 2007 Regulations provides that any consent is granted for a period of FIVE YEARS from the date hereof.
3. Where the Authority grant consent for a period shorter than five years they shall (unless the application required such a consent) state in writing their reasons for doing so, and the limitation in respect of time shall for the purposes of these Regulations be deemed to be a condition imposed upon the granting of consent.
4. At any time within a period of 6 months before the expiry of a consent granted under these Regulations, application may be made for the renewal thereof and the provisions of these Regulations relating to applications for consent and to the determination thereof shall apply where application is made for such renewal.
5. Penalty for Contravention. The amount of the fine to which a person who displays an advertisement in contravention of these Regulations is liable on summary conviction as set out in Section 224 of the Town and Country Planning Act 1990 and Regulation 30 of the 2007 Advertisement Regulations.

NOTES IN RESPECT OF ALL APPLICATIONS

1. Attention is drawn to the need for strict compliance with the approved plan(s), failing which appropriate action will be taken.
2. If planning permission has been granted for the development, please note that should this involve any work within the highway, such as the construction of a vehicular access, the consent of the Highway Authority should be obtained.
3. WHERE PLANNING PERMISSION OR LISTED BUILDING CONSENT HAS BEEN GRANTED, APPROVAL MAY ALSO BE REQUIRED UNDER THE BUILDING REGULATIONS BEFORE ANY WORK IS COMMENCED.
4. Although planning permission may have been granted, should the proposed work involve the demolition, alteration or extension of a Listed Building or the demolition of an existing building in a Conservation Area, Listed Building or Conservation Area Consent will also be required before the work commences.
5. If the work authorised by this permission requires the supply of utility or other public services, you are requested to contact the appropriate statutory or other undertaker as soon as possible following the receipt of the decision. Failure to do so may result in delay in the provision of these services.
6. If planning permission has been granted this may be subject to condition(s) as listed on the decision notice. Some of these conditions require details to be submitted or other work to be carried out before development commences (conditions precedent). If you start development without complying with any such conditions you may invalidate the permission itself. Requests to discharge or confirm conditions made under Article 27 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 should be submitted on the appropriate forms and with any required fee.

Any further information concerning this decision may be obtained from the Director of Environment and Community Services Please quote the Reference Number of this permission in any correspondence.