

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING REF NO: 118085/006

DATE OF APPLICATION: 16th March 2007

PERMISSION FOR DEVELOPMENT

THE MENDIP DISTRICT COUNCIL, being the LOCAL PLANNING AUTHORITY for the said District, HEREBY GRANT PLANNING PERMISSION, in accordance with the submitted application and the accompanying plan(s), but subject to the conditions hereunder stated.

AGENT/APPLICANT

Barton Willmore
101 Victoria Street
Bristol
BS1 6PU

APPLICANT

Bellway Homes (SW) Ltd
Griffin House
Windmill Road
Kenn Business Park
Clevedon
BS21 6UJ

Proposal: Proposed development of 69 dwellings, formation of access roads, together with all associated infrastructure and landscaping.

Location: Land East of Hitchen Lane, Shepton Mallet

Parish: Shepton Mallet

REASONS FOR APPROVAL

1. The decision to grant planning permission has been taken having regard to the policies and proposals in the Somerset and Exmoor National Park Joint Structure Plan Review 1991-2011 and the Mendip District Local Plan 2002 set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

Somerset and Exmoor Joint Structure Plan Review
STR2 , STR4 development in Towns

Mendip District Local Plan
S1 Settlement Policy
Q1 Design Quality and Protection of Amenity
Q3 Access
Q4 Landscape Design
Q10 Development on or near Contaminated Land
Q13 Noise Sensitive Development
EN5 Protection of Trees, Hedgerows and Woodlands
SN1 Residential Development in Towns and Villages
SN2 Affordable Housing on Larger Sites
SN4 Making Effective Use of Land
SN6 Education Provision Arising from Residential Development
SN7 Recreation Space and Facilities for New Housing Developments
SN25 Vehicle parking Provision Associated with Development

NOTES IN RESPECT OF PLANNING APPLICATIONS

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 appeal to the Secretary of State for the Office of the Deputy Prime Minister in accordance with Section 76 of the Town and Country Planning Act 1990 within six months of the date of this notice. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. Tel: 0117 372 6372). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain 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 statutory requirements, to the provisions of the development orders, and to any directions given under the orders.
2. If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Office of the Deputy Prime Minister 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 reasonable beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Common Council, or on the Council of the metropolitan district, London borough or county district in which the land is situated, as the case may be, a purchase notice requiring the council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

APPLICATIONS FOR LISTED BUILDING CONSENT, CONSERVATION AREA CONSENT OR TO CARRY OUT WORKS TO TREES COVERED BY TREE PRESERVATION ORDERS

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse Listed Building Consent, Conservation Area Consent or consent to carry out works to trees covered by a Tree Preservation Order, or to grant consent subject to conditions, he may appeal to the Secretary of State for the Office of the Deputy Prime Minister in accordance with Section 20 of the Planning (Listed Building and Conservation Area) Act 1990 within six months of the date of this notice. IN THE CASE OF TREE PRESERVATION ORDERS THIS PERIOD IS 28 DAYS. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. Tel: 0117 372 6372). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.
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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 Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable in respect of Tree Preservation Orders are set out in Section 203 of the Town and Country Planning Act 1990.
4. Where consent is given to demolish a Listed Building the applicant is advised that "Attention is drawn to Section 8 of the Planning (Listed Buildings and Conservation Area) Act 1990, the effect of which is that demolition may not be undertaken (despite the terms of the consent granted by the Local Planning Authority) until notice of the proposal has been given to the Royal Commission on Historical Monuments, 23 Savile Row, London W1 2HE and the Commission subsequently have either been given reasonable access to the building for at least one month following the grant of consent, or have stated that they have completed their record of the building or that they do not wish to record it."

NOTES IN RESPECT OF ALL PLANNING APPLICATIONS

1. Although planning permission may have been granted, should the proposed work involve the demolition, alteration or extension of a Listed Building, Listed Building Consent may also be required before work commences.
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 County Council, as Highway Authority, should also be obtained. Please contact The Highways Control Centre, County Hall, Taunton, Somerset TA1 4DY. Tel: 01823 357 500
3. Where planning permission or Listed Building Consent has been granted, approval may be required under the Building Regulations before any work is commenced.
4. The relevant provisions of the Chronically Sick and Disabled Persons Act 1970 must be complied with.
5. The Code of Practice for Access for the Disabled to Buildings, if this permission will result in the provision of a building or premises as defined in Section 76 of the Town and Country Planning Act 1990, as amended, must be complied with.
6. Any approved development shall be carried out strictly in accordance with the detailed drawings and specification approved by the Local Planning Authority and any conditions upon which such approval is granted shall be strictly observed.
7. This permission does not authorise you to stop up or divert a public right of way to enable the development permitted to be carried out. Separate legal steps are necessary for this and, if required, further information in connection therewith can be obtained from the Planning Service Manager, Council Offices, Cannards Grave Road, Shepton Mallet, Somerset BA4 5ST

NOTES IN RESPECT OF APPLICATIONS FOR CONSENT TO DISPLAY ADVERTISEMENTS

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse consent for the display of the advertisements or grant consent subject to conditions, he may, by notice served within two months of the date of this notice or such longer period as the Secretary of State may allow, appeal to the Secretary of State for the Office of the Deputy Prime Minister in accordance with Regulation 15 of the Town and Country Planning (Control of Advertisements) Regulations 1992. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. Tel: 0117 372 6372). The Secretary of State is not, however, required to entertain an appeal if it appears to him that consent to the proposed display of advertisements could have not been granted by the Local Planning Authority, otherwise than subject to the conditions imposed by them.

CONDITIONS ATTACHED TO PERMISSION AND REASONS THEREFORE

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

Reason: As required by Section 51 of the Planning and Compulsory Purchase Act 2004 and to avoid the accumulation of unimplemented planning permissions.

2. The development hereby approved shall not be occupied unless works for the disposal of sewage and surface water have been provided on site to serve the development in accordance with details to be first submitted to and approved in writing by the Local Planning Authority.

Reason : To ensure the adequate provision of drainage infrastructure having regard to the provisions of Policy EN17 of the Mendip District Local Plan 2002.

3. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from impermeable parking areas and hardstandings for vehicles shall be passed through an oil interceptor designed and constructed in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. Roofwater shall not pass through the interceptor.

Reason : To prevent pollution of the water environment having regard to the provisions of Policy EN17 of the Mendip District Local Plan 2002.

4. There shall be no discharge of foul or contaminated drainage or trade effluent from the site into either groundwater or any surface waters, whether direct or via soakaways.

Reason : To prevent pollution of the water environment.

5. Nothing other than uncontaminated excavated natural materials shall be deposited on the site.

Reason : To prevent pollution of the water environment.

6. No works shall be undertaken on site unless sample panels of the materials to be used in the construction of the natural and artificial stone external walls have been erected on site and approved in writing by the Local Planning Authority. The sample panels shall be kept on site for reference until the development has been completed. The development shall thereafter be carried out only in accordance with the details so approved.

Reason: In the interests of the visual appearance of the development and its impact on the character and appearance of the area, having regard to the provisions of Policy Q1 of the Mendip District Local Plan 2002.

7. Unless previously agreed in writing by the Local Planning Authority, all windows shall be of timber construction and set back 100mm from the face of the wall in which they are installed.

Reason : In order to ensure that the traditional appearance which is characteristic of the design approach is carried through into detailed implementation and to provide the variety and interest which the modelling of the building in this way provides.

8. No site works or clearance shall be undertaken until protective fences which conform with British Standard 5837:1991 have been erected around any existing trees which are to be retained. Until the development has been completed these fences shall not be removed and the protected areas are to be kept clear of any building, plant, material, debris and trenching, with the existing ground levels maintained, and there shall be no entry to those areas except for approved arboricultural or landscape works.

Reason: To safeguard the areas to be landscaped and the existing trees and planting to be retained within the site having regard to the provisions of Policy Q1 and Q4 of the Mendip District Local Plan 2002.

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2. If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Office of the Deputy Prime Minister 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 reasonable beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Common Council, or on the Council of the metropolitan district, London borough or county district in which the land is situated, as the case may be, a purchase notice requiring the council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

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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 Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable in respect of Tree Preservation Orders are set out in Section 203 of the Town and Country Planning Act 1990.
4. Where consent is given to demolish a Listed Building the applicant is advised that "Attention is drawn to Section 8 of the Planning (Listed Buildings and Conservation Area) Act 1990, the effect of which is that demolition may not be undertaken (despite the terms of the consent granted by the Local Planning Authority) until notice of the proposal has been given to the Royal Commission on Historical Monuments, 23 Saville Row, London W1 2HE and the Commission subsequently have either been given reasonable access to the building for at least one month following the grant of consent, or have stated that they have completed their record of the building or that they do not wish to record it."

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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 County Council, as Highway Authority, should also be obtained. Please contact The Highways Control Centre, County Hall, Taunton, Somerset TA1 4DY. Tel: 01823 357 500
3. Where planning permission or Listed Building Consent has been granted, approval may be required under the Building Regulations before any work is commenced.
4. The relevant provisions of the Chronically Sick and Disabled Persons Act 1970 must be complied with.
5. The Code of Practice for Access for the Disabled to Buildings, if this permission will result in the provision of a building or premises as defined in Section 76 of the Town and Country Planning Act 1990, as amended, must be complied with.
6. Any approved development shall be carried out strictly in accordance with the detailed drawings and specification approved by the Local Planning Authority and any conditions upon which such approval is granted shall be strictly observed.
7. This permission does not authorise you to stop up or divert a public right of way to enable the development permitted to be carried out. Separate legal steps are necessary for this and, if required, further information in connection therewith can be obtained from the Planning Service Manager, Council Offices, Cannards Grave Road, Shepton Mallet, Somerset BA4 5BT

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9. No site works or clearance shall be undertaken on site until a period of not less than two weeks notice has been given to the Local Planning Authority in writing of these works to ensure that appropriate measures of landscape protection required under condition 8 above have been implemented in accordance with the approved plans or conditions.

Reason: To ensure that adequate protection is given to the areas to be landscaped and the existing trees and planting to be retained within the site having regard to the provisions of Policy Q1 and Q4 of the Mendip District Local Plan 2002.

10. All hard and/or soft landscape works shall be carried out in accordance with the approved details and managed in accordance with the Management Specification dated March 2007 by Catherine Etchell Associates. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed in writing with the Local Planning Authority. Any trees or plants indicated on the approved scheme which, within a period of five years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced during the next planting season with other trees or plants of a species and size to be first approved in writing by the Local Planning Authority. All hard landscape works shall be permanently retained in accordance with the approved details.

Reason: To ensure that the landscape scheme is implemented and maintained having regard to the provisions of Policy Q1 and Q4 of the Mendip District Local Plan 2002.

11. All trees shown for retention on Barton Willmore drawing 14739/01A received on 25 May 2007 and Catherine Etchell drawing 343/03D received on 16 March 2007 shall be so retained and no development shall take place unless they have been protected as required by the preceding condition. Reason : In the interest of the retention of the mature trees on the site which have been so identified and Policy 5 of the Mendip District Local Plan.

12. None of the residential units hereby permitted shall be occupied unless the footpath/cycleway link has been constructed and completed to the eastern boundary of the site.

Reason : In order to ensure that there is a safe and convenient means of access from the houses hereby permitted to the town centre for the occupants of the development.

13. The existing stone wall which forms the boundary between the site and Hitchin Lane shall be retained at its existing height and not lowered or removed.

Reason : The wall provides an important townscape feature and screens the site from existing residents.

14. None of the residential units hereby permitted shall be occupied unless the mini-roundabout at the junction of Westfield and West Shepton, 2 traffic calming features, and the new access to the site as shown on drawing 14739/01A have been constructed.

Reason : In the interest of highway safety and Policy Q3 of the Mendip District Local Plan.

15. The proposed roads, including footpaths and turning spaces where applicable, shall be constructed in such a manner as to ensure that each dwelling before it is occupied shall be served by a properly consolidated and surfaced footpath and carriageway to at least base course level between the dwelling and the existing highway.

Reason : In order to ensure that a satisfactory access is provided to each dwelling.

16. The gradients of the proposed drives to the dwellings hereby permitted shall not be steeper than 1 in 10.

In order to ensure a satisfactory means of access.

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17. No works shall be undertaken unless the ground conditions on the site have been subject to a detailed investigation to establish their suitability for the proposed end use. An historical investigation shall be undertaken which shall form the basis for the requirements for sampling and analysis of current soils, site assessment and action plan to remedy any contamination. No works shall be undertaken on site unless this has been submitted to and agreed in writing by the Local Planning Authority. Three copies of all documents relating to this requirement shall be submitted to the Local Planning Authority. The development shall not be carried out unless in accordance with the details so approved. In the event of any unforeseen circumstances requiring additional or alternative measures to remediate the site, the Local Planning Authority shall be notified. The developer shall not proceed with additional/alternative measures unless written approval has been first obtained from the Local Planning authority.

Reasons: In order to safeguard the development from pollution

18. In the event that ground remediation is required by virtue of condition 17, three copies of a Completion Report shall be submitted to the Local Planning authority providing a validation of the remediation work carried out and the measures taken to manage any risks for the development. In addition three copies of a Remediation Certificate shall be provided to the Local Planning Authority, signed by the developer, confirming satisfactory remediation of the site on completion of all remedial works under the same time scale arrangements. No dwelling shall be occupied (unless agreed otherwise by the Local Planning Authority) unless the Local Planning Authority has confirmed in writing its acceptance of the Completion Report and Remediation Certificates.

Reason : In order to safeguard the development from pollution.

19. The dwellings hereby approved shall not be occupied until space has been laid out within the site in accordance with the approved plans for the parking and turning of vehicles, and such areas shall not thereafter be used for any purpose other than the parking and turning of vehicles associated with the development.

Reason: To ensure that sufficient provision is made for off-street parking and turning of vehicles in the interests of highway safety having regard to the provisions of Policies Q3 and SN25 of the Mendip District Local Plan 2002.

20. The dwellings on plots 32, 33, 34, 35, 36, 37, 38 and 39 shall not be occupied unless :

1) a scheme of sound insulation measures has been submitted to and approved in writing by the Local Planning Authority, and

2) all works which form any part of the approved scheme have been completed.

Reason : In the interest of the amenity of the occupiers of the dwellings and having regard to Policy Q13 of the Mendip District Local Plan.

21. The development shall not proceed unless a scheme of acoustic measures, to include an acoustic screen to be provided along the southern side of the development, has been submitted to and approved by the Local Planning Authority. The report shall include a detailed assessment of the predicted performance of the acoustic barriers in relation to noise sensitive receptors (both existing and proposed) together with a management procedure identifying how the integrity of the acoustic barriers will be maintained thereafter. Once the details have been approved, the measures shall be implemented prior to the first occupation of any residential unit and maintained permanently in situ thereafter.

Reason : In the interest of the amenities of the new residents and to avoid conflict with adjoining uses.

22. There shall be no electricity supply sockets provided to the garages situated below dwellings which are not within the same occupancy, that is below plots 14,15, 30 and 31. No such supply shall be provided to these garages retrospectively.

Reason : These properties have habitable rooms above garages which would be used by others. The lack of an electricity supply will minimise the potential for noise nuisance, and this requirement is in accordance with Policy Q13 of the Mendip District Local Plan.

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2. If Listed Building Consent or Conservation Area Consent is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Office of the Deputy Prime Minister, 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 reasonable beneficial use by the carrying out of any works which have been, or would be permitted, he may serve on the council of the district, or London borough in which the land is situated a Listed Building Purchase Notice requiring the Council to purchase his interest in the land in accordance with the provisions of Section 32 of the Planning (Listed Buildings and Conservation Area) Act 1990.
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 Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable in respect of Tree Preservation Orders are set out in Section 203 of the Town and Country Planning Act 1990.
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NOTES IN RESPECT OF ALL PLANNING APPLICATIONS

1. Although planning permission may have been granted, should the proposed work involve the demolition, alteration or extension of a Listed Building, Listed Building Consent may also be required before work commences.
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 County Council, as Highway Authority, should also be obtained. Please contact The Highways Control Centre, County Hall, Taunton, Somerset TA1 4DY. Tel: 01823 357 500
3. Where planning permission or Listed Building Consent has been granted, approval may be required under the Building Regulations before any work is commenced.
4. The relevant provisions of the Chronically Sick and Disabled Persons Act 1970 must be complied with.
5. The Code of Practice for Access for the Disabled to Buildings, if this permission will result in the provision of a building or premises as defined in Section 76 of the Town and Country Planning Act 1990, as amended, must be complied with.
6. Any approved development shall be carried out strictly in accordance with the detailed drawings and specification approved by the Local Planning Authority and any conditions upon which such approval is granted shall be strictly observed.
7. This permission does not authorise you to stop up or divert a public right of way to enable the development permitted to be carried out. Separate legal steps are necessary for this and, if required, further information in connection therewith can be obtained from the Planning Service Manager, Council Offices, Cannards Grave Road, Shepton Mallet, Somerset BA4 5BT

NOTES IN RESPECT OF APPLICATIONS FOR CONSENT TO DISPLAY ADVERTISEMENTS

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse consent for the display of the advertisements or grant consent subject to conditions, he may, by notice served within two months of the date of this notice or such longer period as the Secretary of State may allow, appeal to the Secretary of State for the Office of the Deputy Prime Minister in accordance with Regulation 15 of the Town and Country Planning (Control of Advertisements) Regulations 1992. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. Tel: 0117 372 6372). The Secretary of State is not, however, required to entertain an appeal if it appears to him that consent to the proposed display of advertisements could have not been granted by the Local Planning Authority, otherwise than subject to the conditions imposed by them.

23. The dwellings on plots 68 and 69 shall not be occupied unless :

- 1) a scheme of sound insulation measures has been submitted to and approved in writing by the Local Planning Authority, and
- 2) all works which form any part of the approved scheme have been completed.

Reason : In the interest of the amenity of the occupiers of the dwellings and having regard to Policy Q13 of the Mendip District Local Plan.

24. Noise emissions from the site during the development of the site, i.e. the demolition, clearance and redevelopment of the site, shall be limited to the following hours where noise is audible at any point at the boundary of any noise sensitive dwelling:

Monday to Friday : 08.00-18.00

Saturday : 08.00-13.00

At all other times, including Sundays, Bank Holidays and Public Holidays there shall be no such activities.

Reason : In the interest of the amenities of nearby residents.

25. The development shall not proceed unless the applicants have first submitted a method statement which has received written approval by the Local Planning Authority. The statement shall detail working methods to be employed on site during the redevelopment of the site. Measures (including screening) to be taken to minimise emissions of dust, fumes, odour, noise, vibration etc. shall be included in the method statement. Mobile crushing plant shall not be employed on the site unless written notification has been received by the Local Planning Authority at least 14 calendar days prior to its use, identifying the name of the operator and the Local Authority where the mobile crushing plant is registered.

Reason : In the interest of the amenities of nearby residents.

NOTES

1. This permission is subject to a unilateral undertaking in relation to :

- (a) an education contribution
- (b) a play area contribution
- (c) affordable housing
- (d) highways works
- (e) residential parking

2. This decision relates to Drawing Numbers 14739/02, 03, SHEP/03, P14-15.1, P30-31.1, F.1, F.2, P56.1, N.1, P08-13.1A, P08-13.2A, P20-27.1A, P20-27.2A, P34-39.1, P40-49.1A, P40-49.2A, P50-55.1, P50-55.2, P59-61.1, PG.1, P01.1, P58.1, SS01, SS02, 343MAINT, 343/02, 343/03 received on 16 March 2007 and 01A and 04A received on 25 May 2007 only.

3. The Planning Authority is required to erect a Site Notice on or near the site to advertise development proposals which are submitted. Could you please ensure that any remaining Notices in respect of this decision are immediately removed from the site and suitably disposed of. Your co operation in this matter is greatly appreciated.

4. The applicant's attention is drawn to the comments of the Environment Agency in the attached letter(s).

NOTES IN RESPECT OF PLANNING APPLICATIONS

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 appeal to the Secretary of State for the Office of the Deputy Prime Minister in accordance with Section 76 of the Town and Country Planning Act 1990 within six months of the date of this notice. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. Tel: 0117 372 6372). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain 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 statutory requirements, to the provisions of the development orders, and to any directions given under the orders.
2. If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Office of the Deputy Prime Minister 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 reasonable beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Common Council, or on the Council of the metropolitan district, London borough or county district in which the land is situated, as the case may be, a purchase notice requiring the council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

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5. With regard to the removal of any trees or shrubs, to comply with the law your attention is drawn to the provisions of the Wildlife and Countryside Act 1981, for protecting wild birds, their young, nests and eggs. In particular, you are reminded that it is an offence under the Act to take, damage or destroy the nest of any wild bird while the nest is in use, or being built, or to take or destroy an egg of any wild bird even where it is done pursuant to lawful authority or requirement, if any of the activities could reasonably have been avoided in carrying out the prescribed or authorised work on the tree/shrub/hedgerow.



Janet Wilson

Development Control Service Manager

If you have any queries regarding this notice please contact our Customer Services Team on 01749 648999

Dated 20th July 2007

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House Type Schedule

A 2B FLAT	(610)	X 2 NO
B 2B FLAT	(601)	X 4 NO
C 2B FLAT	(629)	X 6 NO
D 1B FLAT	(539)	X 4 NO
F 3B HOUSE	(1092)	X 6 NO
G 3B HOUSE	(1132)	X 9 NO
H 1B FLAT	(484)	X 2 NO
K 4B HOUSE	(1302)	X 1 NO
L 2B FLAT	(731)	X 10 NO
N 2B HOUSE	(753)	X 1 NO
P 4B HOUSE	(1235)	X 7 NO
R 2B FLAT	(675)	X 2 NO

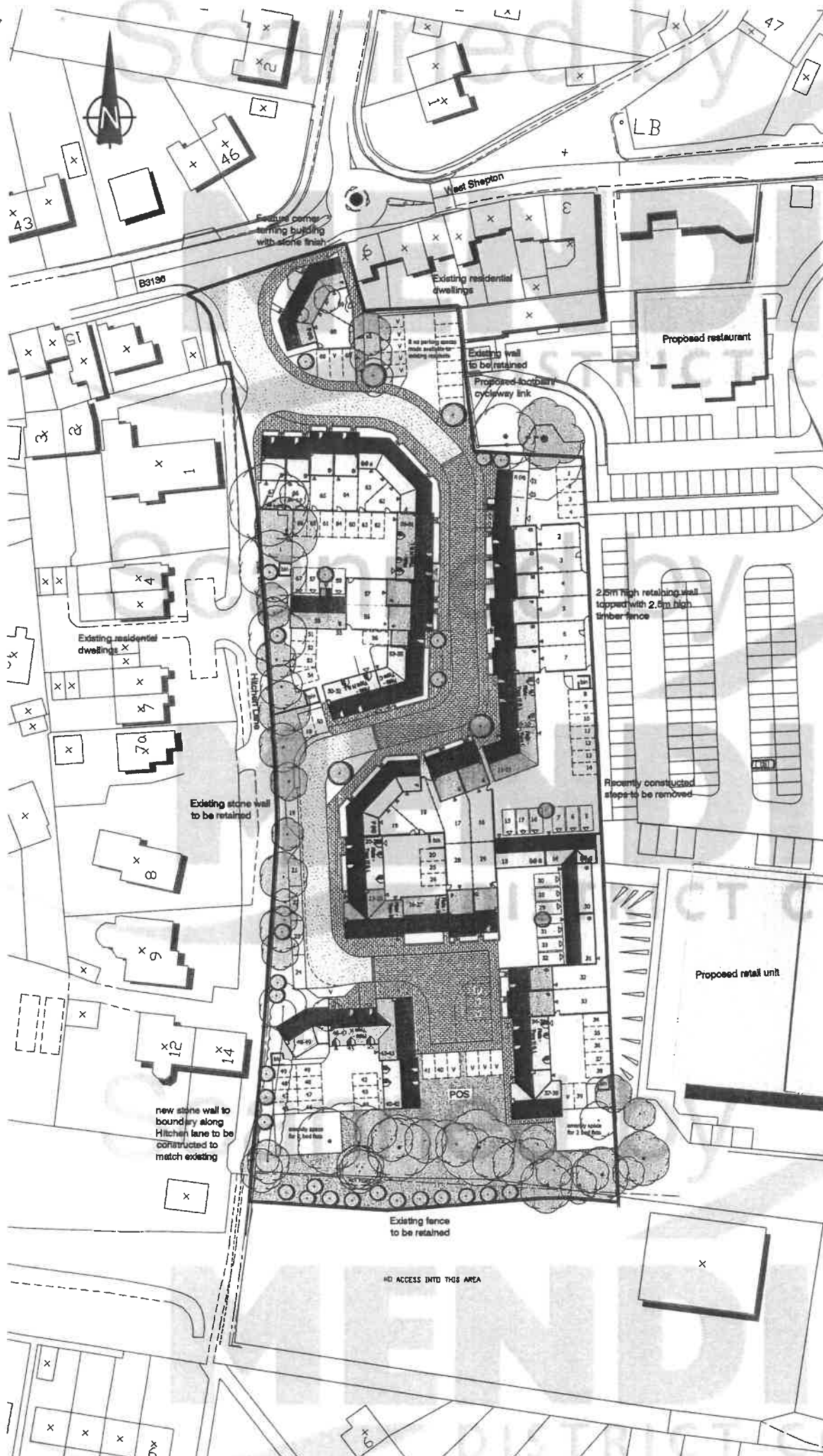
Affordable Units

H 1B FLAT	(484)	X 6 NO
J 2B FLAT	(646)	X 6 NO
M 2B FLAT	(646)	X 3 NO

TOTAL NO OF UNITS 69NO

Legend

- Site boundary
- Porous Paving to Private Parking Courts
- Tarmac surface
- Block Paving
- Rumble strips (granite setts or similar)
- Public Open Space (not to be altered)
- Private Open Space (not to be altered)
- Proposed tree planting (not to be altered)
- Stone Wall & Railings
- 1.8m high closeboard fence
- 1m high bollards
- 1.8m high screen stone wall
- Existing trees to be retained
- Existing trees to be removed



MENDIP DISTRICT COUNCIL
DEVELOPMENT SERVICES
Date Received
16 MAR 2007
Application No
118085/006

Project
Hitchen Lane
Shepton Mallet
Drawing Title
Planning Layout

Date
20.02.07
Scale
1:500@A2
Drawn by
mvr
Project No
14739
Drawing No
14739/01
Revision
-

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Architecture • Landscape Planning & Design • Project Services
Environmental & Sustainability Assessment • Graphic Design
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House Type Schedule

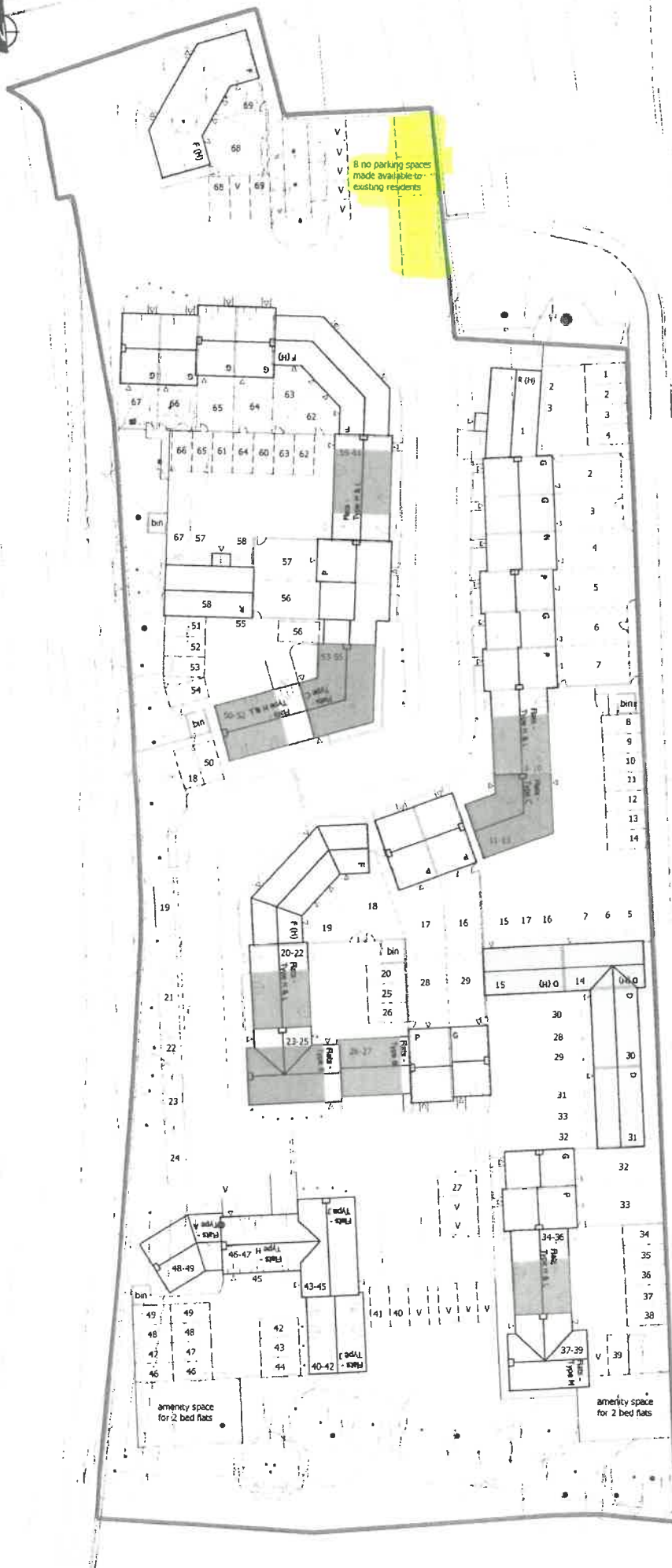
Affordable Units (22%)

- 1B Apartments (45sqm) 6 No
- 2B Apartments (60sqm) 9 No

Low Cost Units (18%)

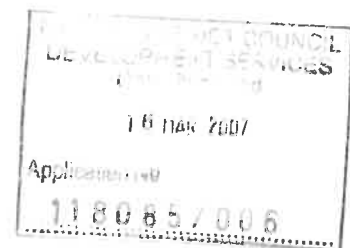
- 1B Apartments 4 No
- 2B Apartments 9 No

(Note: 1B affordable apartments on ground floor only)



Project
Hitchen Lane
Shepton Mallet
Drawing Title
Affordable Housing Plan

Date 20.02.07 Scale 1:500@A3 Drawn by mmr
Project No 14739 Drawing No 14739/03 Revision



Project
Hitchen Lane
Shepton Mallet
Drawing Title
Location Plan

Date
19.12.2006
Project No
14739

Scale
1:1250@A3
Drawing No
02

Drawn by
MNR
Revision

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Planning • Master Planning & Urban Design
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