

Chantrey Conservation Architects Ltd
The Studio
St Omer
The Street
Draycott, Somerset
BS27 3TH

Application No: 47/24/00001 LE

Town and Country Planning Act 1990 (As Amended)

Somerset Council hereby **GRANT PERMISSION** in respect of the application of: PCC of St Mary Magdalene Church
as described in the plans and particulars received on 21/01/25

APPLICATION NO: 47/24/00001

PARISH: Stockland Bristol

PROPOSAL: Access improvements comprising: removal of 2No. steps to southwest path with lifting and relaying of existing path; addition of handrails to steps at East end of churchyard; raising of paving level outside South Porch; construction of railings and gate around former boiler room basement steps; addition of handrails to vestry steps; and construction of a Trench Arch Drainage system to facilitate the addition of accessible WC.

LOCATION: St Mary Magdalenes Church, Stockland Bristol, Bridgwater, TA5 2PZ

PERMISSION IS GRANTED SUBJECT TO THE FOLLOWING CONDITION(S):

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

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act, 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in schedule A.

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

Dated: 13/03/2025

Alison Blom-Cooper

Alison Blom-Cooper MRTPI, Chief Planning Officer

Address: Somerset Council, County Hall, Taunton, Somerset TA1 4DY

This decision has been issued by Somerset Planning - North Team, please contact them directly if you have any enquires regarding this decision.

Schedule A - this decision is made in accordance with the following plans and documents

Site Location Plan Drg No. 000-1
Site Block Plan Drg No. 000-2

Existing Site Plan Drg No. 001
Existing North Elevation Drg No. 007
Existing East Elevation Drg No. 006
Existing South Elevation Drg No. 005
Existing West Elevation Drg No. 008
Proposed Site Plan Drg No. 014
Proposed North Elevation Drg No. 019
Proposed East Elevation Drg No. 018
Proposed South Elevation Drg No. 017
Proposed West Elevation Drg No. 020
Proposed Details Drg No. 021
Proposed Details Drg No. 022

A fee is payable from 1st September 2008 where a written request is made for the discharge or compliance with one or more conditions on the same permission. The fee is payable for each request and not for each condition. If when the development has been completed you apply for confirmation of compliance with a condition or conditions then a separate fee will also be payable. Please see the Somerset Council website <https://www.somerset.gov.uk/planning-buildings-and-land/> for more detailed information.

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

Note(s) to Applicants:

Statement of Proactive Working

This authority has a pro-active approach to the delivery of development. Early pre-application engagement is always encouraged. In accordance with Article 35 (2) of The Town and Country Planning (Development Management Procedure) (England) Order 2015 in determining this application, the Local Planning Authority has endeavoured to work proactively in line with the National Planning Policy Framework, to ensure that all relevant planning considerations have been appropriately addressed.

ADVISORY NOTES

1. Other Consents

This **planning permission** certificate relates solely to the planning application submitted (including any amendments) and it may be necessary for other consents to be obtained, such as

- Building Regulations Approval**

Advice may be obtained from Somerset Building Control on 0300 303 7790 or by email at BuildingControl@somerset.gov.uk

- Works to the Highway**

If Planning Permission has been granted for the development, should this involve any work within the highway such as the construction of a vehicular access, the consent of the Somerset Council, as Highway Authority should also be obtained: <https://www.somerset.gov.uk/roads-travel-and-parking/>

- Septic Tank Drainage**

Any discharge from a septic tank may require a separate consent from the Environment Agency, Rivers House, East Quay, Bridgwater, TA6 4YS. Telephone No. 01278 454669 or access their web site www.environment-agency.gov.uk

- Consent to Stop or Divert a Public Right of Way**

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 further information can be obtained from: <https://www.somerset.gov.uk/roads-travel-and-parking/public-rights-of-way/>

- **Caravans**

This planning certificate does not permit the occupation of a caravan and it is unlawful for the site to be used for human habitation unless a licence has been obtained. Advice can be obtained from Environmental Health on 0300 123 2224 or EnvironmentalHealth.Sedgemoor@Somerset.gov.uk

2. Floor Levels

Any new building(s) shall be constructed with a floor level not more than 300mm above original site level unless otherwise specified in the submitted plans.

3. Appeals

Appeals to the Secretary of State

If you are aggrieved by the decision of the Local Planning Authority to refuse permission or to approve it subject to conditions, you may appeal to the Secretary of State under:

- Section 78 and 79 of The Town and Country Planning Act 1990,
- Section 20 of The Planning (Listed Building and Conservation Area) Act 1990,
- Regulation 19 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012,
- Regulation 17 of the Town and Country Planning (Control of Advertisements) Regulations 2007 or
- Section 195 of the Town and Country Planning Act 1990

You must appeal **within the following timescales**:

- **28 days** from the date on the decision notice for works to trees covered by Tree Preservation Orders (TPO) using the form available here: <https://www.gov.uk/appeal-decision-about-tree-order>
- **8 weeks** from the date on the decision notice for Advertisement Consent using the form available here: <https://www.gov.uk/appeal-decision-consent-display-advertisement>
- **12 weeks** from the date on the decision notice for householder applications using the form available here: <https://www.gov.uk/appeal-householder-planning-decision>
- **12 weeks** from the date on the decision notice for minor commercial applications using the form available here: <https://www.gov.uk/appeal-minor-commercial-development-decision>
- **6 months** from the date on the decision notice for Listed Building Consent using the form available here: <https://www.gov.uk/appeal-listed-building-consent-decision>
- There is **no time limit** for submission of an appeal for a Certificate of Lawfulness or a Listed Building Certificate of Lawfulness using the form available here: <https://www.gov.uk/appeal-lawful-development-certificate-decision>
- **6 months** from the date on the decision notice for all other applications using the form available here: <https://www.gov.uk/appeal-planning-decision>

You can contact the Planning Inspectorate's customer support team if you need help using the online service above by email: enquiries@planninginspectorate.gov.uk or telephone: 0303 444 5000 Monday to Friday, 9:00am to 12:00pm (noon) (except public holidays).

Purchase Notices

- If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require 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 and/or Section 32 of The Planning (Listed Building and Conservation Area) Act 1990.

Compensation

- In certain circumstances compensation may be claimed from the Local Planning Authority if permission or consent is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to them.

- These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990, Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and, in respect of Tree Preservation Orders, Section 203 of The Town and Country Planning Act 1990.

Notes in Respect of All Applications

- Although Planning Permission or Advertisement Consent 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 the work can commence.
- If planning permission has been granted for development involving the creation of one or more properties needing new addresses you will need to contact the Street Naming and Numbering department of Somerset Council, for assignment of the official address/es. Details are available at <https://www.somerset.gov.uk/planning-buildings-and-land/street-naming-and-numbering/>