



GHOST Projects
7 Devonhurst Place
Heatfield Place
Chiswick
London
W4 4JD

Application No: 24/15/00014 DRT

Town and Country Planning Act 1990 (As Amended)
Town and Country Planning General Development Orders 1995

SEDGEMOOR DISTRICT COUNCIL hereby **GRANT PERMISSION** in respect of the application of: Welcome Break Holdings Ltd as described in the plans and particulars received on 23/04/15 As amended by agents email of 17th June 2015 and amended drawings:-

Existing Site Plan DWG No S2.0

Block Plan DWG No A9.1

Proposed Block Plan DWG No A9.1 Rev A

Proposed Drive Thru Roof Plan DWG No A10.1

Proposed External Elevations DWG No. A7.1 Rev A

Proposed Drive Thru Visuals DWG No. VISUAL Rev A

Proposed Drive Thru General Arrangement Plan A2.1 Rev A

as amended by agents email of 29th June 2015 and amended plans:-

G-0001 General Information

A-2001 Exterior Elevations 1

A-2002 Exterior Elevations 2

Parish: East Brent

O.S. Sheet No: ST3552NE

O.S. Grid Ref: 335762.42 (Easting) 152769.18 (Northing)

PROPOSAL: Erection of detached drive thru coffee shop (use classes A3 and A5).

LOCATION: Land at, Sedgemoor Motorway Services Area (M5 North Bound), BS24

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.

- 3 No approval is hereby granted to the type and colour of the materials proposed in the application for the construction of the roof and external walls. Revised details of such materials shall be approved in writing by the local planning authority before any work is commenced and the development shall be carried out with the materials so approved.

Reason: For the avoidance of doubt as to the extent of the consent granted and in

the interests of visual amenity.



Dated: 09/07/2015

Address BRIDGWATER HOUSE,
KING SQUARE, BRIDGWATER

Claire Pearce
Group Manager

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

Location Plan Drg No. S2.0

Proposed Block Plan Drg No. A9.1

Proposed Block Plan & Satellite Overlay Drg No. A9.1

Proposed Plans Drg No. A2.1

Proposed Elevations Drg No. A8.1

As amended by agents email of 17th June 2015 and amended drawings:-

Existing Site Plan DWG No S2.0

Block Plan DWG No A9.1

Proposed Block Plan DWG No A9.1 Rev A

Proposed Drive Thru Roof Plan DWG No A10.1

Proposed External Elevations DWG No. A7.1 Rev A

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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 Sedgemoor website www.sedgemoor.gov.uk/planning 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.

Sedgemoor District Council Environmental Health department offers the following additional

advice:-

1. Under Regulation (EC) No 852/2004 Article 6(2), food business operators must register food establishments under their control with the local Environmental Health Department. If planning permission is granted you must contact the Public Protection Unit, which is part of this Authority.
2. Planning approval does not ensure that the proposed development will or does comply with food hygiene legislation. You are therefore advised to contact the Public Protection Unit, which is part of this authority before work commences for advice on how to comply.

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 Building Control, Sedgemoor District Council, Bridgwater House, King Square, Bridgwater, Somerset, TA6 3AR. Telephone No. 0845 408 2545 or E-mail:- building.control@sedgemoor.gov.uk, or by visiting www.sedgemoor.gov.uk/buildingcontrol

- **Works to the Highway**

For any work connected with the development that takes place within or immediately adjacent to a public highway, including footpaths and verges, piping of ditches, construction of waiting bays, the appropriate section within Somerset County Council must be consulted. The address is Roads and Transport, Environment Directorate, Somerset County Council, County Hall, Taunton, Somerset. TA1 4DY. Telephone No. 0845 345 9155. E-mail: roadsandtransport@somerset.gov.uk. Alternatively access the County's Web Site www.somerset.gov.uk for further information.

- **Septic Tank Drainage**

Any discharge from a septic tank will 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 in order to enable the development to be carried out. Separate consent will be necessary for this. Advice can be obtained from Community Development and Wellbeing, Sedgemoor District Council, Bridgwater House, King Square, Bridgwater, Somerset, TA6 3AR. Telephone No. 0845 408 2540.

- **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 and Strategic Housing, Sedgemoor District Council, Bridgwater House, King Square, Bridgwater, Somerset TA6 3AR. Telephone No. 0845 408 2546 or E-mail:- environmental.services@sedgemoor.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

If you are aggrieved by the decision of your local planning authority to refuse permission for

the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within:
28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.

If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

Appeals must be made to the Secretary of State using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or by submitting electronically online at www.planningportal.gov.uk/planning/appeals/online/makeanappeal.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.