

Our Ref: **43/24/0094** *(please quote on all correspondence)*

10 December 2024

MR S TAPP
RAVENSDALE
ENDEAVOUR HOUSE
PYNES HILL
EXETER
EX2 5WH

Dear Mr Tapp

TOWN AND COUNTRY PLANNING ACT, 1990 (AS AMENDED)

Proposal: Replacement of public toilets at Longforth Road, Wellington

Application Type: Full Planning Permission

Grid Reference: 313996.120779

Please find enclosed the decision notice for your planning application **43/24/0094**. It is very important that you carefully read the entire notice including the conditions. No further reminder letters will be sent.

Planning Conditions

Planning permission is conditional on the compliance with any attached conditions. Failure to adhere to the requirements of a condition can result in unauthorised development taking place and enforcement action being taken against you.

It is your responsibility to ensure that you have complied with all the requirements of all conditions.

Approval of Details Reserved by Condition

Some conditions can require the submission of information or further details prior to any works commencing. Failure to comply with the requirements of any such condition could result in the planning permission becoming null and void.

Should you be required to submit further information for approval by any condition there is a charge £43 for householder applications and £145 for all others. The fee is payable for each request, which can include details of more than one condition. Please make a telephone payment by ringing 01823 219147 or cheques should be made payable to Somerset Council and must be submitted with the request to the

Conditions Monitoring Officer. Application forms for the approval of details reserved by condition are available from the Planning Portal website.

There are no national requirements for applications for the approval of details reserved by condition except that they should be made in writing and that the authority should determine them within 12 weeks of the application being validated. It is therefore important that any request is made in a timely manner to avoid any delays in works commencing on site.

Building Regulations

Building Regulation approval is a separate matter from obtaining planning permission for the work that you are intending to carry out. Most building work whether new, alterations, extensions or change of use requires Building Regulations approval. For more information about the Building Regulations, from what they are to what is covered by them, please contact the Somerset Building Control at buildingcontrol@somerset.gov.uk or telephone 0300 303 7790. Additional information can be obtained at - <https://buildingcontrol.somerset.gov.uk/>

Site Notice

The Local Planning Authority may have erected a Site Notice on or near the application site to advertise this development proposal. Could you please ensure that any remaining notice in respect of this decision is removed from the site and suitably disposed of. Your co-operation in this matter is greatly appreciated.

Yours sincerely



Alison Blom-Cooper MRTPI, Chief Planning Officer, Somerset Council

Somerset Planning – West Team

Case Officer: Anthony Pick, Senior Planning Officer

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Application No: 43/24/0094
Proposal: Replacement of public toilets at Longforth Road,
Wellington

Application Type: Full Planning Permission
Grid Reference: 313996.120779

Somerset Council under the above Act hereby GRANT PERMISSION for the above development.

The development must be carried out in accordance with the application and accompanying plan(s) submitted to the Council and is only valid subject to compliance with the following condition(s):

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

Reason: In accordance with the provisions of Section 91 Town and Country Planning Act 1990 (as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

(A4) Location Plan
(A3) DrNo RS2076 L01.20 Rev P2 Proposed Site Plan
(A3) DrMo C0175-019 General Layout
(A3) DrNo C0175-22 Elevations
(A3) DrNo C0175-023 Sections

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

NOTES TO APPLICANT

1. In accordance with paragraph 38 of the National Planning Policy Framework 2023, the Council has worked in a positive and creative way and has imposed planning conditions to enable the grant of planning permission.



Alison Blom-Cooper MRTPI, Chief Planning Officer, Somerset Council

Issued by Somerset Planning - West Team

Date: 10 December 2024

N.B. Notes of the applicant's rights are overleaf.

DECISION NOTES

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:
[Appeal a decision about a tree preservation order: When you can appeal \(www.gov.uk\)](#)
- **8 weeks** from the date on the decision notice for Advertisement Consent using the form available here: [Appeal a decision about consent to display an advertisement: When you can appeal \(www.gov.uk\)](#)
- **12 weeks** from the date on the decision notice for householder applications using the form available here:
[Appeal a householder planning decision: Overview \(www.gov.uk\)](#)
- **12 weeks** from the date on the decision notice for minor commercial applications using the form available here:
[Appeal a minor commercial development decision: When you can appeal \(www.gov.uk\)](#)
- **6 months** from the date on the decision notice for Listed Building Consent using the form available here:
[Appeal a listed building consent decision: When you can appeal \(www.gov.uk\)](#)
- 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:
[Appeal a decision about a lawful development certificate: When you can appeal \(www.gov.uk\)](#)
- **6 months** from the date on the decision notice for all other applications using the form available here: [Appeal a planning decision \(www.gov.uk\)](#)

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 ownership the land is situated. This notice will require the Council to

purchase the 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 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 - [Roads, travel and parking \(somerset.gov.uk\)](https://www.somerset.gov.uk/roads-travel-and-parking)
- 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: [Public Rights of Way \(somerset.gov.uk\)](https://www.somerset.gov.uk/public-rights-of-way)
- 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 [Street naming and numbering \(somerset.gov.uk\)](https://www.somerset.gov.uk/street-naming-and-numbering)