

SECTION 2– ITEM 8

Application No:	19/P/0723/OUT	Target date:	28.05.2019
Case officer:	Judith Porter	Extended date:	26.02.2020
Parish/Ward:	Puxton Congresbury and Puxton	Ward Councillors:	Councillor Treadaway
Applicant:	Georgiou		
Proposal:	Outline application for the addition of overnight accommodation as an extension to the existing public house with all matters reserved for subsequent approval.		
Site address:	Full Quart, Bristol Road, Hewish, Weston-super-Mare, BS24 6RT		

REFERRED BY COUNCILLOR TREADAWAY

Background

The application was deferred at the committee meeting on 22 January 2020, to give the applicant time to submit additional information to address the recommended refusal reasons. The committee requested a draft list of conditions for consideration in the event that the application is approved. These are appended to the report.

Some additional information has been received in the form of an amended Design and Access statement which leaves the number of bedrooms flexible by making 30 an aspiration but accepting that design requirements may result in fewer bedrooms at reserved matters stage. The statement also provides some additional clarification on the community uses of the public house in relation to the exceptions test and the timing of ecology requirements. The rail buffer is accepted.

Summary of recommendation

It is recommended that the application be **REFUSED**. The full recommendation is set out at the end of this report.

The Site

The application site is located to the north of the A370 at Hewish, at the junction with East Hewish Lane. The site contains a traditional style public house with modern extensions and a car park fronting the road. The rear of the site adjoining the railway line is grass. The site is bounded by hedges to the east, west and north. Adjoining the site at the north is the Bristol - Taunton railway line and to the west is a caravan sales site.

The Application

Outline permission with all matters reserved is sought for:

- the erection of overnight accommodation (hotel type)
- It has been confirmed that the hotel is intended to be operated as part and parcel of the existing public house operation.

Although all matters are reserved the application was accompanied by detailed plans. These are illustrative only with the revised Design and Access statement accepting that fewer than 30 bedrooms may be necessary to meet design requirements. The illustrative plans show a two storey building with 30 ensuite bedrooms and 114 car parking spaces in total.

Relevant Planning History

No recent history of planning applications.

Policy Framework

The site is affected by the following constraints:

- Outside settlement boundary
- Flood risk SFRA 3a
- Horseshoe Bats SAC Zone C
- Landscape Character Zone A1

The Development Plan

North Somerset Core Strategy (NSCS) (adopted January 2017)

The following policies are particularly relevant to this proposal:

Policy	Policy heading
CS1	Addressing climate change and carbon reduction
CS2	Delivering sustainable design and construction
CS3	Environmental impacts and flood risk management
CS4	Nature Conservation
CS5	Landscape and the historic environment
CS10	Transport and movement
CS11	Parking
CS12	Achieving high quality design and place making
CS22	Tourism Strategy
CS33	Smaller settlements and countryside

Sites and Policies Plan Part 1: Development Management Policies (adopted 19 July 2016)

The following policies are particularly relevant to this proposal:

Policy	Policy heading
DM1	Flooding and drainage
DM8	Nature Conservation
DM9	Trees
DM10	Landscape
DM22	Existing and proposed railway lines
DM24	Safety, traffic and provision of infrastructure etc associated with development
DM28	Parking standards
DM32	High quality design and place making
DM55	Extensions, ancillary buildings or intensification of use for existing businesses in the countryside
DM57	Conversion and re-use and new build for visitor accommodation in the countryside

Sites and Policies Plan Part 2: Site Allocations Plan (adopted 10 April 2018)

The following policies are particularly relevant to this proposal:

Policy	Policy heading
SA2	Settlement boundaries and extension of residential curtilages

Other material policy guidance

National Planning Policy Framework (NPPF) (February 2019)

The following is particularly relevant to this proposal:

Section No	Section heading
2	Achieving Sustainable Development
6	Building a strong, competitive economy
9	Promoting sustainable transport
11	Making effective use of land
12	Achieving well designed places
14	Meeting the challenge of climate change, flooding and coastal change
15	Conserving and enhancing the natural environment

Supplementary Planning Documents (SPD) and Development Plan Documents (DPD)

- Residential Design Guide (RDG1) Section 1: Protecting living conditions of neighbours SPD (adopted January 2013)
- North Somerset Parking Standards SPD (adopted November 2013)

- North Somerset Landscape Character Assessment SPD (adopted September 2018)
- Biodiversity and Trees SPD (adopted December 2005)
- Creating sustainable buildings and places SPD (adopted March 2015)
- North Somerset and Mendip Bats Special Area of Conservation (SAC) Guidance on Development: SPD (Adopted January 2018)

Consultations

Copies of representations received can be viewed on the council's website. This report contains summaries only.

Third Parties:

Two letters of objection have been received. The principal planning points made is that the proposal would generate additional traffic on a minor road

Two letters of support have been received. The principal planning points made are that the proposal will create employment and help the pub

Puxton Parish Council: Supports: "This application was substantially the same as that presented to the October 2018 meeting of the Council. Members felt that the proposal offered both valuable employment opportunities for the Parish as well as ensuring the future of one of its few social amenities. The previous commentator's comment re the exit onto East Hewish Lane is valid."

Other Comments Received:

North Somerset IDB:

No objections subject to conditions.

Environment Agency:

No response received at time of writing.

Railtrack:

No response received at time of writing.

Principal Planning Issues

The principal planning issues in this case are (1) The principle of development, (2) flood risk, (3) character, (4) ecology, (5) railway line (6) parking and highway safety and (7) impact on neighbours.

Issue 1: The principle of development

Policy CS22 of the Core strategy permits new tourist accommodation which is of an appropriate scale and improves the quality and diversity of the tourist offer, maximises opportunities for access other than by the private car and which are acceptable in terms of character and amenity.

Policy DM55 permits the extension of buildings for existing businesses in the countryside provided that the scale and design are not harmful to character. Other criteria relate to living conditions, highways and preference for conversion of existing buildings rather than new build.

Policy DM57 permits new build visitor accommodation in the countryside subject to criteria including providing a high quality of tourist accommodation in accordance with a national assessment scheme, resulting in an enhancement of the immediate setting with minimal impact of external facilities such as curtilage treatment. Parking should be minimal. It needs to be within the curtilage of an existing building and adjacent to it. Other criteria relate to highways, character and scale, living conditions and are considered below.

In this case, some accommodation for visitor accommodation could be acceptable in principle, as it is adjacent to the existing public house and within its curtilage. The illustrative plans for the proposed development fail to comply with the criteria of CS22, DM55 and DM57 relating to scale and character, and those of DM57 relating to enhancing the immediate setting and providing minimal parking. Although 30 bedrooms as a defined quantum of development has been removed, it is apparent that a substantial form of extension is sought. Moreover, it is confirmed in the design and access statement that a 2 storey extension is sought. A reserved matters application based on the illustrative plans would be unlikely to be acceptable. These points are expanded in the section below. No information has been provided to demonstrate that the accommodation would be of high quality in accordance with a national assessment scheme.

The justification for Policy DM55 explains that the council may need to evaluate whether it is beneficial to the rural economy for a rural business to expand or intensify or whether detrimental effects would outweigh these benefits. It is acknowledged that the proposed development could provide additional employment and could contribute an income stream which might assist in the continuation of the public house. It is further acknowledged that the public house is home to many community groups and that it provides a community hub in an area with few facilities. However, despite the information being requested, no substantive financial or business information has been provided to demonstrate the current viability of the business, how the hotel accommodation would support it and be managed, or how the new development would be financed. The number of proposed jobs has not been quantified. In the absence of this information it is difficult to accord this aspect anything other than limited weight

Issue 2: Flood Risk

The site is located within a high risk flood zone (zone 3a). The principal way to manage flood risk set out in national policy is to avoid locating development within areas at risk of flooding. To encourage developers to avoid flood risk areas, Government policy set out in the National Planning Policy Framework (NPPF) and related guidance, requires that a Sequential Test and Exception Test are passed before planning permission is granted for more vulnerable development in flood zone 3a

The Sequential Test is a tool to direct new development first to sites at the lowest probability of flooding. The test needs to demonstrate that there are no reasonably available alternative sites within the area of flood risk (in this case, the search area is the site, as the proposal is an addition to an existing business so a pragmatic approach is

appropriate). The site is all within the same flood zone and therefore there are no sites at lower risk of flooding. The sequential test is therefore passed.

For the Exception Test to be passed, a development must satisfy **both** the following tests:

1. It must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk; and
2. A site-specific Flood Risk Assessment (FRA) must demonstrate that the development will be safe for its lifetime, taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

In this case, although the FRA appears acceptable, the sustainability benefits test is not passed. It has been put forward that the economic and social aspects of the development would amount to wider sustainability benefits to the community which outweigh flood risk. However, as explained above, these benefits have not been quantified and in the absence of clear evidence can only therefore be given limited weight. The hotel accommodation itself would not serve the local community, and the same quantum of accommodation could be provided elsewhere. As detailed below (character and ecology), there are adverse effects in respect of the sustainability of the development which carry significant weight. It is therefore concluded that the development does not provide wider sustainability benefits to the community which outweigh flood risk and the exceptions test is not passed.

The proposal is in not accordance with policy CS3 of the North Somerset Core Strategy, policy DM1 of the Sites and Policies Plan (Part 1) and section 14 of the NPPF

Issue 3: Character

Whilst the application is in outline only with all matters reserved, it is supported by detailed illustrative plans, although the number of bedrooms is no longer specified. The FRA confirms that the finished floor level would be higher than the existing public house.

The existing building of the Full Quart, despite significant extensions, retains much of its traditional character. The original farmhouse style building is clearly visible and makes a welcome contribution to the streetscene. By contrast, a development proposal of 2 storey development for a significant number of bedrooms (even if less than 30) would result in the original building being dominated by the extension, which would be higher than the existing traditional building. The focus of the site would be changed to the new building and the existing traditional building is likely to appear subsumed within the wider development. A reserved matters application based on the illustrative plans would therefore be unlikely to be acceptable.

It is likely that wherever the extension is sited (depending on its eventual size), the need to provide additional car parking is likely to lead to the loss of the majority of the green space which currently exists to the rear of the site. The loss of green space to the rear, which is visible in public views from East Hewish lane and from the railway line, would have an adverse impact on rural character, replacing a paddock area with car parking. A smaller car park would therefore be required at the reserved matter stage.

This is an outline application and the scale and form of the development would be a matter for the reserved matter stage if outline permission is granted. The illustrative plans

suggest a development which would be out of scale and character with the existing building and would have an adverse impact on the character of the area. In this respect, a reserved matter submission for this scale of development would not comply with policies CS5, CS12 and CS22 of the Core Strategy, policies DM10, DM55, DM57 and DM32 of the Sites and Policies Plan (Part 1) and advice in the Landscape Character Assessment SPD

Issue 4: Ecology

The results of a preliminary ecological appraisal and a bat survey report have been submitted with the application.

However, the reports/ site proposals do not satisfactorily deal with the following:

- There are no static detector or other surveys the hedges to identify the species and extent of use by foraging/ commuting bats. There is no consideration of lighting for the site which may impact on hedgelines and commuting routes
- Adequate surveys of the existing building have not been completed: surveys were carried out in September, which is sub optimal and the report recommends a further dusk emergence survey between May and August. The local planning authority would need this prior to any grant of planning permission as it has to apply the 3 derogation tests and therefore needs to know if a roost is affected. Mitigation is proposed on the basis of crevice dwelling bats but without the emergence surveys being completed, the possibility of bats requiring larger spaces should not be ruled out. Although it is stated that additional surveys could be provided at reserved matters stage and could inform the detailed design, the baseline conditions should be understood before permission is granted
- The development proposal is likely to result in the loss of semi improved grassland (car parking to the rear) and the site is likely to be substantially covered in car parking, including close to hedges. It has not been demonstrated that t adequate buffer zones can be provided for foraging/ commuting bats and that there is a net loss of biodiversity. The ecological appraisal recommends 5m buffers, but the illustrative plans do not show this due to the extent of car parking.
- The development is likely to result in the loss of the semi improved grassland which is identified as suitable for reptiles and surveys are recommended. These have not been undertaken.

It has not been demonstrated that protected species will not be adversely affected and that there will be no loss of biodiversity. In this respect, the development does not comply with the requirements of the Conservation of Habitats and Species Regulations 2017 and the Natural Environment and Rural Communities Act 2006, and policy CS4 of the North Somerset Core Strategy, policy DM8 of the Sites and Policies Plan (Part 1) the council's Biodiversity and Trees SPD and the North Somerset and Mendip Horseshoe Bats SAC SPD.

Issue 5: Railway Line

Policy DM22 requires a corridor of 10 m from the railway land boundary fence to be safeguarded. Despite this issue being raised in pre-application advice, car parking is shown within this area. The plans are illustrative, and it is considered that this could be dealt with by conditions if permission was granted.

Issue 6: Parking and highway safety

It has been demonstrated that adequate visibility can be provided. Although the sketch layout's "in - out" arrangement would be unacceptable and access should avoid use of the adjacent minor road, it appears practicable to provide for safe access arrangements.

The details of access and parking (including for coach and cycle parking) would be for reserved matters. The proposal is therefore in accordance with policies DM24, DM28, DM55 and DM57 of the Sites and Policies Plan (Part 1).

Issue 7: Impact on neighbours

The proposed development complies with the relevant tests contained within the Residential Design Guide (Section 1: Protecting living conditions of neighbours) and would not result in a significant adverse impact upon the living conditions of neighbouring residents. In this respect, the proposal complies with policies DM32 and DM55 and DM 57 of the Sites and Policies Plan (Part 1).

Setting of Listed Building

The proposal does not affect the setting of Chestnut Farm which is a listed building.

The Town and Country Planning (Environmental Impact Assessment) Regulations 2017

The proposed development falls within Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations but does not meet the thresholds set out in Column 2, nor does it fall within a 'sensitive area' as defined in the Regulations. A formal EIA screening opinion is not, therefore, required.

The Crime and Disorder Act 1998

The proposed development will not have a material detrimental impact upon crime and disorder.

Conclusion

The scale and form of the development are reserved matters. While some level of visitor accommodation would be acceptable in principle, the illustrative plans suggest a proposal which is excessive in scale and would have an adverse impact on the character of the existing building and of the area. Should outline permission be granted, the scale of the proposal would therefore need to be substantially reduced for reserved matter approval to be granted. The site is within Flood Zone 3a where development is permitted only if it passes the exceptions test, which due to the lack of substantive information, this proposal does not do. It has not been demonstrated that protected species and biodiversity will not be harmed. The development therefore does not comply with the development plan, specifically policies CS3, CS4, CS5, CS12 and CS22 of the Core Strategy and policies DM1, DM8, DM10, DM55, DM57 and DM32.

Substantive information about benefits to the rural economy has not been provided, and hence the economic benefits can be accorded only limited weight. Although the highway

and neighbour impacts have been found to be acceptable, this is an absence of harm rather than a benefit of the scheme. On balance, therefore, the application is recommended for refusal.

RECOMMENDATION: REFUSE for the following reasons:

1. Insufficient information has been submitted to make an accurate assessment of the potential business case for the development and its impact on the rural economy. In the absence of such information to demonstrate that other harm as set out in reasons 2- 4 is outweighed, the proposed development is contrary to Policy DM55 of the North Somerset Sites and Policies Plan part 1.
2. The application site is in an area at risk from flooding and the application does not demonstrate that the proposal passes the Exception Test set out in policy CS3 of the North Somerset Core Strategy and section 14 of the National Planning Policy Framework. The Local Planning Authority is not, therefore, satisfied that the proposal would provide wider sustainability benefits to the community that outweigh the flood risk. The proposed development is, therefore, considered to be at an unacceptable and avoidable risk of flooding and may increase flood risk elsewhere, contrary to policy CS3 of the North Somerset Core Strategy, policy DM1 of the North Somerset Sites and Policies Plan (Part 1) and paragraphs 155-163 of the National Planning Policy Framework (and the associated Planning Practice Guidance).
3. It has not been demonstrated that protected species will not be adversely affected and that there will be no loss of biodiversity. In this respect, the development does not comply with the requirements of the Conservation of Habitats and Species Regulations 2017 and the Natural Environment and Rural Communities Act 2006, and policy CS4 of the North Somerset Core Strategy, policy DM8 of the Sites and Policies Plan (Part 1) the council's Biodiversity and Trees SPD and the North Somerset and Mendip Horseshoe Bats SAC SPD.

Appendix

DRAFT CONDITIONS FOR 19/P/0723/OUT IF APPROVED

1. Approval of the details of the layout, scale appearance of the building(s) the means of access thereto and the landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority, in writing before any development is commenced.

Reason: The application was submitted as an outline application and in accordance with the provisions of Article 5 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

2. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiry of three years from the date of this permission.

Reason: In accordance with the provisions of Section 92 of the Town and Country Planning Act 1990

3. The development hereby permitted shall be begun before the expiry of two years from the date of approval of the last of the reserved matters to be approved.

Reason: In accordance with the provisions of Section 92 of the Town and Country Planning Act 1990

4. The details to be submitted in accordance with Condition 1 shall include an extension of no more than 2 storeys in height, a native species landscaping scheme for the site frontage, provision of a coach parking bay and retention of an undeveloped strip 10m wide from the railway boundary.

Reason: to protect the character of the area, to enhance biodiversity, to ensure coach parking is provided to protect highway safety and to ensure that the potential for railway widening is retained in accordance with policies CS11 and CS12 of the North Somerset Core Strategy and policies DM10, DM22, DM24, DM 28 and DM32 of the North Somerset Replacement Local Plan.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or any Orders revoking and re-enacting those Orders, with or without modification), the premises shall be used only for hotel accommodation operated as an extension to the Full Quart Public House and for no other purpose, including as a separate hotel operation.

Reason: The development is acceptable under the flood risk sequential test only because the development is part of an existing business and because the site is in an area where new development is otherwise strictly controlled and in accordance with policies 3 and 33 of the North Somerset Core Strategy and policy DM57 of the North Somerset Sites and Policies Plan (Part 1).

6. No development shall take place until surface water drainage works have been implemented in accordance with details that have first been submitted to and approved in writing by the local planning authority. Before these details are submitted, an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in the National Planning Policy Framework, associated Planning Practice Guidance and the non-statutory technical standards for sustainable drainage systems, and the results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the system shall be designed such that there is no surcharging for a 1 in 30 year event and no internal property flooding for a 1 in 100 year event + 40% allowance for climate change. The submitted details shall: i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site to greenfield run off rates and volumes, taking into account long-term storage, and urban creep and the measures taken to prevent pollution of the receiving groundwater and/or surface waters; and ii. include a timetable for its implementation.

Reason: To reduce the risk of flooding to the development from surface water/watercourses, and in accordance with the National Planning Policy Framework (notably paragraphs 17, 103 and sections 10 and 11), policy CS3 of the North Somerset Core Strategy policy and policy DM1 of the North Somerset Sites and Policies Plan Part 1 (Development Management Policies). The information is required before works start on site because it is necessary to understand whether the discharge rates and volumes are appropriate prior to any initial construction works which may prejudice the surface water drainage strategy

7. The building hereby permitted shall not be occupied until the sewage disposal works have been completed in accordance with the approved details.

Reason: To ensure that the development is served by a satisfactory system of foul drainage and to prevent pollution of the water environment, and in accordance with the National Planning Policy Framework (notably paragraphs 17, 103 and sections 10 and 11), policy CS3 of the North Somerset Core Strategy policy and policy DM1 of the North Somerset Sites and Policies Plan (Part 1- Development Management Policies).

8. The development hereby permitted shall not take place except in complete accordance with the approved Flood Risk Assessment.

Reason: To reduce the risk of flooding, and in accordance with paragraph 163 of the National Planning Policy Framework, policy CS3 of the North Somerset Core Strategy policy and policy DM1 of the North Somerset Sites and Policies Plan (Part 1- Development Management Policies).

9. The development shall not take place except in strict accordance with the measures outlined in the Bat Survey Report and Preliminary Ecological Appraisal report. If amendments to the methodology are required, details of the changes must be submitted in writing and agreed by the Local Planning Authority before relevant works proceed. The development shall then be implemented in accordance with the agreed changes.

Reason: To ensure compliance with the Conservation of Habitats and Species Regulations 2017 policy CS4 of the North Somerset Core Strategy and policy DM8 of the North Somerset Sites and Policies Plan (Part 1).

Advice about discharging conditions relating to ecological mitigation can be found at:
www.n-somerset.gov.uk/batrootconditions
www.n-somerset.gov.uk/birdboxconditions
www.n-somerset.gov.uk/ecologyconditions

10. No development shall commence until a plan showing the location and design of tree and hedge protection fencing has been submitted to and agreed in writing by the Local Planning Authority and the agreed tree and hedge protection has been erected around existing trees and hedges to be retained. Unless otherwise specified, the fencing shall be as shown in Figure 2 of BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations' and shall be erected to achieve root protection areas in accordance with BS5837:2012 root protection area calculations and the location of the fencing shall be informed by the recommendations of BS5837:2012. This fencing shall remain in place during site works. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority. No fires shall be lit within 10 metres of the nearest point of the canopy of any retained tree or hedge. No equipment, machinery or structure shall be attached to or supported by a retained tree or hedge. No mixing of cement or use of other contaminating materials or substances shall take place within, or close enough to, a root protection area that seepage or displacement could cause them to enter a root protection area. The Local Planning Authority is to be advised prior to development commencing of the fact that the tree and hedge protection measures as required are in place and available for inspection.

Reason: To ensure that trees and hedges to be retained are not adversely affected by the development, in the interests of the character and biodiversity value of the area, and in accordance with policies CS4, CS5 and CS9 of the North Somerset Core Strategy, policies DM8, DM9, DM10 and DM32 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Biodiversity and Trees SPD. The details are required prior to commencement of development because the development/construction works have the potential to harm retained trees. Therefore, these details need to be agreed before work commences.

For advice about discharging tree/hedge protection conditions, please refer to
www.n-somerset.gov.uk/treeprotectionconditions

11. Trees, hedges and plants shown in the landscaping scheme to be retained or planted which, during the development works or a period of ten years following full implementation of the landscaping scheme, are removed without prior written consent from the Local Planning Authority or die, become seriously diseased or are damaged, shall be replaced in the first available planting season with others of such species and size as the Authority may specify.

Reason: To ensure as far as possible that the landscaping scheme is fully effective and in accordance with policies CS4, CS5 and CS9 of the North Somerset Core Strategy, policies DM8, DM9, DM10 and DM32 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Biodiversity and Trees SPD.

12. All works comprised in the approved details of landscaping shall be carried out in accordance with the approved details during the months of October to March inclusive following occupation of the building or completion of the development, whichever is the sooner.

Reason: To ensure that a satisfactory landscaping scheme is implemented, and in accordance with policies CS4, CS5 and CS9 of the North Somerset Core Strategy, policies DM8, DM9, DM10 and DM32 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Biodiversity and Trees SPD.

13. No trees or hedges shall be felled, lopped, topped or grubbed out until the last of the reserved matters is approved and any such trees or hedges which during that time are removed or die, or become severely damaged or seriously diseased shall be replaced with trees or hedging plants or such size and species and at such time as may be specified by the Local Planning Authority.

Reason: To protect existing trees and hedges until the Local Planning Authority has had the opportunity to consider their future in relation to the details of the development proposed and in accordance with policies CS4, CS5 and CS9 of the North Somerset Core Strategy and Policies DM8, DM9, DM10 and DM32 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Biodiversity and Trees SPD.

14. No development shall commence until a detailed method statement which includes:
- (i) measures to avoid killing or injuring reptiles during construction; and
 - (ii) to provide mitigation for such species if they are found during construction

has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall be carried out in accordance with these approved details.

Reason: To ensure reptiles are safeguarded during construction in accordance with the Wildlife and Countryside Act 1981 (as amended), policy CS4 of the North Somerset Core Strategy and policy DM8 of the North Somerset Sites and Policies Plan (Part 1). The details are required prior to commencement of development in order to ensure that protected species are not harmed during construction.

Advice about discharging ecology conditions can be found at:

www.n-somerset.gov.uk/ecologyconditions

15. All species of wild birds, their eggs, nests and chicks are legally protected until the young have fledged. No site clearance shall be carried out on site between 1st March and 30th September inclusive in any year, unless a check has been carried out beforehand by a qualified ecologist following a methodology that has first been agreed, in writing, with the local planning authority.

Reason: To comply with the Wildlife and Countryside Act 1981 (as amended), policy CS4 of the North Somerset Core Strategy and policy DM8 of the North Somerset Sites and Policies Plan (Part 1).

16. No external lighting shall be installed until details, including:

- (i) details of the type and location of the proposed lighting;
- (ii) existing lux levels affecting the site;
- (iii) the proposed lux levels; and
- (iv) lighting contour plans,

have been submitted to and approved in writing by the Local Planning Authority. Any external lighting shall be installed and operated in accordance with the approved details.

Reason: To reduce the potential for light pollution in accordance with Policy CS3 of the North Somerset Core Strategy and to protect bat habitat in accordance with the Conservation of Habitats and Species Regulations 2017, Wildlife and Countryside Act 1981 (as amended), policy CS4 of the North Somerset Core Strategy and policy DM8 of the North Somerset Sites and Policies Plan (Part 1).

17. The development hereby approved shall not be occupied until measures to generate 10% (less if agreed with the local planning authority) of the energy required by the use of the development (measured in kilowatt hours - kWh) through the use of micro renewable or low carbon technologies have been installed on site and are fully operational in accordance with details that have been first submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved technologies shall be permanently retained unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In order to secure a high level of energy saving by reducing carbon emissions generated by the use of the building(s) in accordance with policies CS1 and CS2 of the North Somerset Core Strategy.

For further advice on how to discharge this condition please refer to www.n-somerset.gov.uk/energyconditions

18. There shall be no vehicular access to and from the site to East Hewish Lane at any time.

Reason: In order to ensure that adequate parking provision is made in the interests of preserving highway safety and in accordance with policies CS10 and CS11 of the North Somerset Core Strategy, policies DM24 and DM28 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Parking Standards SPD.

19. The overnight accommodation hereby permitted shall not be occupied until a properly consolidated and surfaced parking area for vehicles in accordance with the Local Planning Authorities parking requirements has been constructed in accordance with the approved plans and specifications. The approved parking area shall thereafter be permanently retained and kept available for parking at all times.

Reason: In order to ensure that adequate parking provision is made in the interests of preserving highway safety and in accordance with policies CS10 and CS11 of the North Somerset Core Strategy, policies DM24 and DM28 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Parking Standards SPD.

20. The car parking spaces which are provided shall only be used in connection with the public house and approved overnight accommodation uses on the site and not shall not be used for other non-related car parking purposes.

Reason: In order to ensure that adequate parking provision is made in the interests of preserving highway safety and in accordance with policies CS10 and CS11 of the North Somerset Core Strategy, policies DM24 and DM28 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Parking Standards SPD.